

TOWN OF TROY
654 Glover Rd., Hudson, WI 54016

REGULAR TOWN BOARD MEETING to be held at 6:00 pm in person on Thursday, May 21, 2026 at the Troy Town Hall, 654 Glover Rd., Hudson, WI 54016.

1. Call meeting to order
2. Pledge of Allegiance
3. Resident Comment
4. Discussion and possible action on Consent Agenda Items
(A motion, second and majority roll call vote of the Board will approve minutes and applications/acknowledge reports of the following items listed. Any item may be pulled from the list and handled separately.)
 - a. Approve Minutes of April 16th, 2026, Regular Town Board Meeting
 - b. Approve Minutes of April 16th, 2026, Closed Session Meeting
 - c. Acknowledge Reports:
 - Park Rangers
 - Park Board Report & Minutes
 - Animal Control Office
 - Sheriff's Department
 - Zoning Administrator
 - Building/Driveway Permits
 - Plan Commission
5. Public Hearings
 - a. Intoxicating Beverages/ Malt Beverage/Wine -Licenses Class "B" and Class "C" - Settlement Hill
6. Consideration and Possible Action on recommending approval of a Conditional Use Permit
Applicant: Settlement Hill Farm
Site Location: 565 County Road U
PID: 040-1001-20-100

Request: To consider amending the current conditional use permit for approval of a liquor license.
7. Discuss and Consider Settlement Hill Liquor License applications
8. Discuss and Consider River Falls FFA Alumni Event Temporary Liquor License
9. Discuss and Consider Resolution 2026-07 Authorizing the Issuance and Sale of \$6,010,000 General Obligation Promissory Notes, Series2026A
10. Discuss and Consider Dissemination Agent & Paying Agent Services
11. Discuss and Consider Resolution 2026-08 Approval to Open Custodial Account(s) with Pershing LLC; and Engage Ehlers Investment Partners as Investment Advisors
12. Discuss and Consider Fire Station Bid Approval
13. Discuss and Consider Town Hall Expansion Renovation Design approval to SEH to start phase II
14. Discuss and Consider Awarding Disposal Center Bids
15. Discuss and Consider Park Board Recommendation for the Comprehensive Outdoor Recreation Plan contract with Cedar Corporation

16. Discuss and Consider Spending Authorization Policy
17. Discuss and Consider Resolution authorizing Town Administrator to function as project manager for Town Construction projects
18. Discuss and Consider Safe Streets & Roads Grant Letter for St. Croix County Grant Application
19. Administrator Report
20. Clerk/Treasurer Report
21. Approve Disbursements
22. Correspondence
23. Committee reports (Roads, Disposal Center, Fire/EMS, Communications, WTA, Fire Station, Disposal Center Relocation, Town Hall Expansion, Boundary Agreement)
24. Chairperson Report
25. Adjourn

Action may be taken on any agenda item. This agenda is subject to change. Some agenda items may be taken up earlier in the meeting, or in a different order than listed. The posted agenda at the Town Hall is the primary notice.

April Fredrick, Clerk/Treasurer

TOWN OF TROY
654 Glover Rd., Hudson, WI 54016

REGULAR TOWN BOARD MEETING was held in person on **Thursday, April 16th, 2026**.
The meeting was called to order at 6:00pm by Vice Chair Ray Knapp who led the Pledge of Allegiance.

Attendance: Town Chairperson Doug Rowen, Town Supervisors Dan Pearson, Ray Knapp, Lowell Enerson, and Alicia Schneider. Town Administrator David Carlson. Town Clerk/Treasurer April Fredrick. Zoning Administrator Rob Jones. Residents: Gerald Knott, Gene Cernohous, Jill Berke, Rob Brown, Mike Kretz, Chris Gruber, Courtney Larson Cernohous, Donna Burger, Marty Oian.

Resident Comment:

Mike Kretz, 257 Troon Ct, discussed the website notice on April 7th Election. He expressed concern that the notice did not clearly communicate information about candidates and present incumbents. He also thanked the Public Works team for their flexibility in working with Troy Village.

Courtney Larson Cernohous, discussed her mailbox claim brought before the board last month. She noted that the denial reasons stated were not consistent with the claim presented. She felt that the existing \$50 replacement policy does not reflect an adequate replacement amount and the Town Policy and her claim should be reevaluated.

Supervisor Knapp asked for resident comment.

Supervisor Schneider spoke. She thanked Supervisor Ray Knapp for providing steady leadership through significant growth and change during the last twenty-five years.

Supervisor Knapp asked for Resident Comment.

Supervisor Knapp asked for Resident Comment.

Supervisor Knapp asked for Resident Comment.

Supervisor Knapp closed Resident Comment.

Discussion and possible action on Consent Agenda Items: The Board reviewed the Consent Agenda. Supervisor Knapp moved to pull the Zoning Administrator report.

Supervisor Schneider moved to approve the minutes of March 19th, 2026, Regular Town Board Meeting Minutes, and to acknowledge the reports of: Park Rangers, Park Board Report & Minutes, Animal Control Office, Sheriff's Department, Building/Driveway Permits, and Plan Commission. Supervisor Enerson seconded. Roll Call – Supervisor Knapp – Yes. Supervisor Dan – Yes. Supervisor Enerson – Yes. Supervisor – Schneider – Yes. All Ayes. Motion Carries. Supervisor Knapp held discussion on the Zoning Administrator's report to discuss new regulations related to event liquor licenses. Supervisor Knapp moved to acknowledge the Zoning Administrator's report. Supervisor Pearson seconded. All ayes. Motion carried.

Discussion and Consideration to dismiss Fire Call Charge – Chris Gruber: Chris Gruber stepped before the Board to review his Fire Call. Most discussion centered on Gruber not having a burning permit and not calling Dispatch. The Board held further discussion about whether any fire call could be charged to the caller. Administrator Carlson discussed Chapter 32 violation of the Town Ordinances. The Town Board recommended continuing with the current charge and making no changes to the Fire Call Charge. No motion was made.

Discussion and Consideration on Ball Field Contracts with Hudson Baseball Boosters and With River Falls Youth Baseball Organization: Administrator Carlson presented the two individual contracts to approve Hudson Baseball Boosters and River Falls Youth Baseball teams to play at Glover Park. He noted that neither Ball Teams will be hosting tournaments. Carlson commented that the Park Board supported the contracts. Supervisor Pearson moved to approve the contracts as presented for Hudson & River Falls Youth Baseball Organization. Supervisor Enerson seconded. All ayes. Motion carried.

Discussion and Consideration on Disposal Center Relocation Cost Estimate and Request for Expenditure of Funds: Administrator Carlson reviewed the project update on the Disposal Center. He noted the scope of the project would include receiving bids for electrical, concrete, and fencing. The costs to consider would center around site prep, relocation, construction, and site improvements.

Supervisor Schneider moved that the Town Board authorize the expenditure of up to \$100,000 for the relocation of the Disposal Center, with the following guidelines:

1. Town staff may publish bids for work necessary to implement this project
2. No expenditure on Building construction will occur without approval of the Electors in accordance with state law.
3. Town staff will follow state bidding laws for all construction activities, and no bids will be awarded without express approval from the Town Board.
4. The Town Administrator may enter into an agreement for the delivery of gravel for the Disposal Center site in an amount not to exceed \$15,000.

Supervisor Enerson seconded. Roll Call – Supervisor Knapp – yes. Supervisor Pearson – Yes. Supervisor Enerson – Yes. Supervisor Schneider – Yes. All ayes. Motion carried.

Discussion and Consideration of Resolution Providing for the Sale of Approximately \$6,010,000 General Obligation Promissory Notes, Series 2026A: Sean Lenz presented to the Town Board options for the selling \$6,010,000 of General Obligation Promissory Notes highlighting tax impacts.

Supervisor Schneider moved to approve Resolution 2026-05 Providing for the sale of approximately \$6,010,000 General Obligation Promissory Notes, Series 2026A. Supervisor Enerson seconded. Supervisor Knapp made a friendly amendment to the last paragraph in the resolution to read "...prior to the issuance of the Notes with the proceeds of the Notes in an amount not to exceed approximately \$6,010,000. Both Supervisor Schneider and Enerson approved the amendment. Roll Call – Supervisor Knapp – yes. Supervisor Pearson – Yes. Supervisor Enerson – Yes. Supervisor Schneider – Yes. All ayes. Motion carried.

Discussion and Consideration of a Request for Expenditure of Funds from Park Board for Picnic Table: Supervisor Pearson moved to approve the purchase of 8 ft. picnic table ADA compliant from RJ Thomas Pilot Rock Co. in the amount of \$1972, including shipping cost, to be placed at the Hein pavilion in Glover Park. Supervisor Schneider seconded the motion. Roll Call – Supervisor Knapp – Yes. Supervisor Pearson – Yes. Supervisor Enerson – Yes. Supervisor Schneider – Yes. All ayes. Motion carried.

Discussion and Consideration of a Request for Expenditure of Funds for a Plaque recognizing the contribution of Jim Freund, and a plaque recognizing the Hudson Hospital Foundation donation both to be placed at Glover Park: Supervisor Dan Pearson moved to approve not to exceed in expenditure \$400 for two permanent plaques from Pella Engraving Co. to recognize former Park Board member, Jim Freund for 30 years' service to the parks; and Hudson Hospital Foundation for gift to bike repair station, to be installed at Glover Park. Supervisor Enerson seconded. Roll Call – Supervisor Knapp – Yes. Supervisor Pearson – Yes. Supervisor Enerson – Yes. Supervisor Schneider – Yes. All ayes. Motion carried.

Discussion and Consideration of Comprehensive Plan Update: Administrator Carlson discussed in conjunction with Zoning Administrator Rob Jones general updates to be made to the Comprehensive Plan. Town Board members were invited to attend Plan Commission meetings if interested.

Chairperson Doug Rowen joined the meeting.

Discussion and Consideration of Board Appointments: Chairperson Rowen discussed his appointments noting an opening on the Park Board. Supervisor Knapp moved to acknowledge the Town of Troy Board Commission and Appointments submitted by Town Chair on 4/16/2026. Supervisor Schneider seconded. All ayes. Motion carried.

Discussion and Consideration of Scheduling for Board of Review: Supervisor Knapp moved to set The Board of Review to be held on Monday May 11th at 3:00 pm and Open Book May 4th at 10-12 noon. Supervisor Enerson seconded. All ayes. Motion carried.

Discussion and Consideration of Board of Review Alternates Resolution: Chairperson Rowen discussed two previous candidates have agreed to serve as alternates again. Supervisor Knapp moved to adopt 2026-03 Resolution Board of Review Alternate Members as presented. Supervisor Schneider seconded. All ayes. Motion carried.

Discussion and Consideration of Scheduling for Town Road Tour: Supervisor Enerson moved to schedule the road tour on May 15th at 10:00am. Supervisor Schneider seconded. All ayes. Motion carried.

Administrator Report: Administrator Carlson discussed the recent changes to liquor laws and land use applications within the Town. Road Restrictions have been lifted as of Tuesday, April 14th, 2026.

Clerk/Treasurer Report: Clerk/Treasurer Fredrick discussed the newly implemented Fire Call Payment Plan contract and the monthly financial reports.

Approve Disbursements: Supervisor Schneider moved to approve disbursements from March 20th to April 16th in the amount of \$125,645.39 from Citizens State Bank. Supervisor Pearson seconded. All ayes. Roll Call Chairperson Rowen – Yes. Supervisor Knapp – Yes. Supervisor Pearson – Yes. Supervisor Enerson – Yes. Supervisor Schneider – Yes. All ayes. Motion carried.

Committee reports (Roads, Disposal Center, Fire/EMS, Parks, Communications, WTA, Fire Station, Town Hall Expansion, Boundary Agreement):

Roads – Supervisor Enerson commented that Mann Valley Drive potholes were filled in. He noted the third reconstruction application for Mann Valley was denied and will be discussing a fourth application. The LRIP Coulee Trail grant was approved.

Disposal center – Previously noted in the meeting.

Fire/EMS – Chairperson Rowen highlighted April 22nd is the next Rural Fire Association meeting.

Parks – Previously noted in meeting.

Communications – Supervisor Schneider will share her portion at the upcoming annual meeting.

WTA – No update.

Fire Station – Chairperson Rowen highlighted the new fire truck was delivered and will be on display at the Annual Meeting.

Town Hall Expansion – No action pending Elector Approval.

Boundary Agreement – Updates to follow in closed session.

Chair report – No Update.

Correspondence was reviewed.

Convene into Closed Session: Supervisor Schneider moved to convene into closed session at 8:28pm pursuant to Wis Stats 19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, i.e. Potential Cooperative Boundary Plan with the City of Hudson; Supervisor Pearson seconded.

Roll Call – Supervisor Knapp – Yes. Supervisor Pearson – Yes. Supervisor Enerson – Yes. Supervisor Schneider – Yes. All ayes. Motion carried.

Town Board Reconvened into open session at 9:35pm.

Discussion and Possible Actions from Closed Session: Supervisor Schneider moved to approve the City of Hudson/Town of Troy Joint Resolution #2 Authorizing Continued Participation in the Cooperative Planning Process Pursuant to Wisconsin Statute Section 66.0307 and Calling Joint Public Hearing. Supervisor Knapp seconded. Roll Call Chairperson Rowen – Yes. Supervisor Knapp – Yes. Supervisor Pearson – Yes. Supervisor Enerson – Yes. Supervisor Schneider – Yes. All ayes. Motion carried.

Adjourn: Supervisor Schneider moved to adjourn the meeting at 9:36 pm. Supervisor Enerson seconded. All ayes. Motion carried.

Town of Troy
Monthly Individual Park Ranger Report

Month and Year: ____April 2026____

Park Ranger Name : ____Chris Haroldson____

Ranger Activity Summary

	Hours	Mileage
Park Patrol	14.5	168
Admin.	0	0
Other	0	0
Totals	14.5	168

Enforcement Action Summary:

	Pemble's	Bt. Ramp	Glover	Other	Totals
Citations Issued					0
Warnings Issued					0

OBSERVATIONS:

Moved several trees off the trails after the wind storm.
Moved some No Biking signs for Jill.

Received feedback from a resident that the town needs to add parking at the boat landing so that when he gets there on a Saturday it's not already full and that he doesn't appreciate paying for his annual boat ramp fee and not being able to use it.

Other:

-

Town of Troy
Monthly Individual Park Ranger Report

Month and Year: April 2026
Park Ranger Name: Marsha Mose

Ranger Activity Summary:

	Hours	Mileage
Park Patrol:	8.75	142
Admin:		
Other:	1.5	3
Other Park Projects		
Zoning Activity		
Totals	10.25	145

Enforcement Action Summary:

	Pemble's	Bt Ramp	Glover	Animal	Other	Totals
Citations Issued:						
Warnings Issued:		1				

** Improper display of annual permit*

Items Noted for Town Board Attention:

Items Noted for Park Board:

Other Comments, Etc:

Town of Troy

Monthly Individual Park Ranger Report

Month and Year:___April 2026_____

Park Ranger Name : _Scott Gunderson_____

Ranger Activity Summary

	Hours	Mileage
Park Patrol	16	237
Admin.		
Other		
Totals	16	237

Enforcement Action Summary:

	Pemble's	Bt. Ramp	Glover	Other	Totals
Citations Issued					0
Warnings Issued					0

OBSERVATIONS:

Cove Launch:

Signage with new fees should be made to look like the rest of the sign to make it look more professional and consistent.

Envelopes need to have the new fees listed.

Explore other payment options for payment such as a QR code.

Pembles:

Driveway covered in debris. Beach has debris washed up. Water level is rising.

Glover:

Signage, 3 trail posts are rotted and no longer in the ground. Eagle/Omaha, Eagle/Oak and entry to Omaha; this sign should be updated for the Sheriff and Ranger numbers.

Previously suggested by rangers:

Require CPR/First aid training for rangers.

Place AED at Glover

Consider a toolbox for ranger use. Rangers can make suggestions.

Date: May 21, 2026

To: Doug Rowen, Town Chair; and Town Board Supervisors

cc: April Fredrick, Clerk-Treas.; David Carlson, Administrator

From: Jill Berke, Park Board Chair

Apr. – May 2026 Park Board Report

Cove Boat Ramp

- Activity – boat ramp use is increasing.

Glover Park

- Activity – in spite of cooler temps use is increasing for pickleball court, ball fields, dog walking and hiking on trails, and playground use.
- Spring ephemerals – several species of native species and ferns are popping up in the wooded spaces along the trails and enjoyed by hikers and naturalists.
- No biking signs – signs prohibiting bicycle use are in place at entrance to Bluff, Woodland Flower and Oak Trails. Use is allowed on Eagle Trail, Eagle Pass and Omaha Access.
- Contract with ball organizations – for 2026 season, the Hudson Boosters Ball Organization and River Falls Youth Baseball Organization Lease, Maintenance and Operations Agreement for Glover Park Ball Fields contracts have been signed.
- Invasives project 2026- the spring invasives removal project, utilizing the St. Croix Correctional Center in late April and early May included the northwest partition of the park and removal of garlic mustard from along entrance road. Volunteers Gary Sumer (project lead), Mark Swanson and Jill Berke monitored and assisted with removal. Extensive amounts of buckthorn, prickly ash and other woody invasives were removed and brush piles were created. Work will continue per invasives plan.

Pemble's Access

- Open for season – park opened May 1; portable bathroom is in place and member Swanson opens daily and Park Rangers close daily. Limited use due to cold spring temps.

General

Park Board recommended to the Town Board that the 2026-31 Comprehensive Outdoor Recreation Plan (CORP) 5-phase process begin, utilizing Cedar Corp. (Sr. Planner Eric Fowle and Engineer Rob Jones) at cost not to exceed \$17,000.

Park Board is revisiting the Park Board's mission, evaluating need for additional parkland, and continuing relationship building with surrounding municipalities. Visioning exercise was led by Town Chair Rowen at April meeting.

Thank you to the Town Board, Park Rangers, Public Works staff, and Town office staff for assisting with park and recreation projects and activities.

Park Board:

Jill Berke, Chair
Michele McElmeel

Adrian Missy
Supr. Alicia Schneider

Gary Sumner
Mark Swanson, Vice-Chair



PARK BOARD MEETING MINUTES

April 28, 2026

7:00 pm, Town Hall, Town of Troy

Members Present: Jill Berke, Mark Swanson, Gary Sumner, Michele McElmeel, Alicia Schneider, Adrian Missy, Caleb Johnson

Members Absent:

Others present: Eric Fowle, Cedar Corp., Town Chairperson Doug Rowen, Administrator David Carlson

1. Call to Order

Chair Berke called the meeting of the Town of Troy Park Board to order at 7:00 p.m. and welcomed Supr. Schneider back to the Park Board as Town Board liaison.

2. Resident Comment

No resident comment.

3. Approval of minutes, including review and discussion

The March 31st, 2026 Park Board meeting minutes were reviewed. Member Swanson moved to accept the minutes of the March 31st, 2026 meeting; second by member McElmeel. Member Johnson noted he attended via Teams, not Zoom. Motion carried with Supr. Schneider abstaining as she was not present.

4. Appointments to Park Board

Member Swanson and McElmeel were reappointed by Town Board for 3 yr. term. Member Johnson will be leaving and his position will be filled.

5. Park Ranger Report

The Park Ranger report was reviewed. As the Town Board liaison, Supr. Schneider will be attending Ranger meetings beginning in May. Member Johnson moved to approve the March 2026 Ranger report; second by member Missy. Motion unanimously carried.

6. Discuss and consider, Park Board mission, vision, and opportunities-Town Chairperson Rowen

Chairperson Doug Rowen reviewed Town Ordinance Chapter 21 Boards, Committees and Commissions and opportunities to broaden the Park Board's stated mission. He noted the Town has 1300 acres of outdoor recreation space in the Town, far more than any neighboring municipalities, including two golf courses, Camp YMCA, Carpenter Nature Center, Town parks, the railroad club, St. Croix Yacht Club, Troy Beach, and HOA parks. Can we increase that acreage

and how? How do we promote the existing recreational opportunities? Desired skillset for new member was discussed, including a member able to do physical volunteer work in the parks, grant writing experience or other skillset/background. Chair Rowen noted huge progress made on invasives in the last year. Discussed recreation activities in the Town, including boating, hiking, and pickleball. Could tap into the City of Hudson's recent recreation survey for more insight into what area residents like to do. Discussed the park board developing a list of properties they would be interested in purchasing to start dialogue with owners. Member Missy suggested determining what activities people want to do and then looking at appropriate properties. Acquiring new park land could be added as a goal in the Comprehensive Outdoor Recreation Plan. How can we partner with recreational properties to make them more successful? And are these things for the Park Board or the Town Board to do? For example, the Town could work with non-profits and other potential funding sources to increase bike routes and off road trails. Essentially, the Town Board would like to encourage the Park Board to be more focused on increasing potential park and recreation space and less time on the maintenance of the parks.

There was discussion on increasing communication with the community through the Town's News & Notices, Town Facebook page, and printed/mailed newsletters to property owners; and, create better relationships with the surrounding Towns, and cities of Hudson and River Falls. The Town Hall expansion was discussed as there's going to be some type of outdoor recreation space included; it's not designed yet and the Park Board can propose some guidelines in its design and construction elements. Chair Berke would like to see a Park Board member involved in the Town's project subcommittee for the outdoor recreation space. Chair Rowen can work with the Park Board on how to change the ordinance to increase the Park Board's authority. To be on the May Park Board agenda for further discussion.

a. Discuss and consider, Scope of Work, 2026-31 Comprehensive Outdoor Recreation Plan (CORP) – Eric Fowle, Sr. Planner, Cedar Corp.

Chair Berke moved agenda item from "General Park." Cedar Corp. Sr. Planner Fowle made a virtual presentation.

Subcommittee members McElmeel, Missy, and Berke previously met with Eric Fowle and Rob Jones from Cedar Corp. Sr. Planner Eric Fowle attended this meeting via Teams and introduced himself. He presented a Scope of Services overview and the purposes of a CORP. With reference to the past 5-year plan, he noted that the Town's CORP could be stronger. He reviewed Phase 1, Information gathering & documentation. He noted that Phase 2, public engagement is a critical component through online comments, community workshops, public surveys, stakeholder interviews, etc. The project hub will be going live soon and is tied to the Comp Plan update. He recommends doing a resident visioning workshop, either at a park or indoor space on a weekday evening or possibly a Saturday. He explained that Cedar Corp. prepares the promotional materials and suggested giving Rangers cards with QR codes to hand out. The online survey will be about 20 questions with only a 4-week availability, so promotion is key. Chair Berke noted that a postcard needs to

be sent to all Town residents and property owners that will include the link to the on-line survey.

The survey results are a major determinant for potential improvements and expansions. He noted that Phase 3 is the needs assessment and this is a big gap in the current CORP. Phase 4 is plan development. Scope of work will also produce a 5-year action plan with cost estimates to serve as a guide. Phase 5 is Plan Presentation and Adoption. The DNR gets a copy for review after it's approved. He then reviewed the proposed timeline. He suggested a kickoff/brainstorming meeting that he will attend in person. The proposed cost to the Town is \$16,500 and the cost can spread over 2 budget years due to timing of work starting mid-year. Chair Berke moved that the Park Board recommend to the Town Board to begin the process of the CORP beginning as early as June with Cedar Corp. at a cost of no more than \$17,000; second by member Missy. Discussion. Roll call vote: member McElmeel - yes, member Swanson – yes, member Sumner - yes, member Johnson - yes, member Missy - yes, Supr. Schneider - yes, Chair Berke - yes. Motion unanimously carried.

Park Reports:

7. Cove Boat Ramp

a. Discuss and consider vehicle access to river in winter

Member Johnson presented the current applicable Town ordinances: 109-12D; 109-12E; and 109-12Q. He would like the Town to allow vehicle access to the river via the boat ramp in the winter. He stated that neither the City of Hudson nor the City of Prescott prohibit winter access. Member Johnson moved that the Park Board recommend to the Town Board to delete Ordinance 109-12E and the last sentence of section 109-12D; member Sumner seconded. Discussion. Chair Berke noted the thinness of the ice in this area and has heard the same from neighbors to the boat ramp. Member Missy expressed concern with increased maintenance costs and introducing salt to the river would have a negative environmental impact. Member Sumner misunderstood the motion and agreed that the ice quality and current in this area is concerning. Member Johnson clarified that if it's a heavy snow winter then the area will be plowed as it normally is, he doesn't want to create more work for the plow crew. Roll call vote: Supr. Schneider - no, member McElmeel – no, member Swanson – abstain, member Sumner – no, member Johnson – yes, member Missy – no, member Berke - no. Roll call vote: 6 no; 1 yes. Motion failed.

8. Glover Park

a. Discuss and consider, update report, community building de-winterized

Building has been de-winterized by Public Works and the bottle filler is working. Rangers stored serving window cover panels.

b. Discuss and consider, update report, Town Board's approval of agreements with ball organizations

Admin. Carlson reported that 2026 contracts were approved with the Hudson and River Falls baseball teams, but not the River Falls softball team. He plans to meet with all three teams in June/July to work out scheduling for year 2027.

c. Discuss and consider, thinning native garden plants and donating to St. Croix Valley Master Gardener's annual plant sale

Chair Berke would like to thin the native planting closest to the water pump, moving some species to other plantings in the park, noting there are enough plants to also donate to the annual St. Croix Valley Master Gardener's June 6th annual sale at the Octagon House. She and member McElmeel will coordinate effort to dig up and tag for the plant sale. She noted that funds from the plant sale go out in grants and remaining plants are donated to organizations, including municipalities in Pierce and St. Croix Counties. Chair Berke moved that extra plants be dug up from the prairie planting in Glover Park and donated to the Master Gardener plant sale in June; second by member Swanson. Motion carried.

d. Discuss and consider, plan to rent invasive weed puller tools to residents

Chair Berke was asked by Supr. Rob Brown if the Park Board and Town had considered loaning or renting out weed puller tools for removing buckthorn and other invasives. Discussion. Staff would need to develop a process on how to coordinate, where to store tools, costs, rental periods, etc. Supr. Schneider and Admin. Carlson stated that residents can already rent tools from Ace Hardware and there would be many issues to work through. This can be a possible question on the CORP questionnaire to gauge resident opinion about contributing to reduction of invasives and if tool availability would help encourage homeowner engagement. Member Sumner noted that buckthorn is everyone's problem, discussed how to educate residents through community outreach. To be on a future agenda.

e. Discuss and consider, invasives project report including St. Croix Correctional Center work crew-Gary Sumner

Member Sumner provided an update on the invasives project. Last week the Correctional Center crew worked for 2.5 days, with plans to work 2 more days. He thanked Chair Berke and member Swanson for helping. He reviewed the areas of the NW partition that are being cleared, and area planned for this fall. Chair Berke has attempted to contact Dan Cain with Habitat Creations for treating certain areas; may need to consider a new vendor. Member Sumner also noted that honeysuckle needs work in June-Aug., garlic mustard can be pulled in May and June, and burdock should be scheduled for late Aug./Sept. Brush piles will decompose over time.

f. Discuss and consider, update report, storage building and Hein Pavilion roof replacement projects

Admin. Carlson is delaying this until the disposal center project is underway.

g. Discuss and consider, subcommittee update report, Little Free Library contest

Chair Berke will provide an update at the May meeting. She and member Swanson will continue as the subcommittee and they thanked departing member Johnson for his work.

9. Pemble's Access

a. Discuss and consider, update report, May 1st park opening

Pemble's opens on Friday. Member Swanson will open the gate. Satellite to be delivered the 1st, Chair Berke talked to public works about getting the garbage cans out and putting up property line signage.

10. General Park

a. Discuss and consider, Scope of Work, 2026-31 CORP (see above)

b. Discuss and consider plan for "Friends of Troy Parks"

Chair Berke briefly reviewed potential program expectations, how to sign up, safety guidelines, etc. Proposed volunteer project list was reviewed and members were asked to add any other potential projects. Admin. Carlson will share the info with Town staff for feedback. He would also like to see a process sheet and the tasks divided up by difficulty. Supr. Schneider offered to help promote the group. To be on May agenda.

c. Discuss and consider, plan for establishing park signage standard

To be on a future agenda.

11. Administrator's Report

Admin. Carlson did not have anything additional to report.

12. Park Chair Report

Chair Berke thanked member Johnson for his service and wished him the best.

13. Correspondence

Chair Berke reported that Jodie Duntley asked her about removing more invasives around her property.

14. Announcements and request for future agenda items:

Chair Berke will send Supr. Schneider the approved meeting calendar. Future agenda items include park signage, Friends of Troy Parks program, Little Free Library update, tool rental, expansion of Park Board mission.

15. Adjournment

Member Swanson moved to adjourn the meeting; second by member Johnson . Motion unanimously carried. The April 28th, 2026 meeting of the Town of Troy Park Board adjourned at 10:02 p.m.

Respectfully submitted,
Amanda Randall
Secretary, Town of Troy Park Board

Companion Animal Care & Control

Providing Animal Welfare Services in Minnesota & Wisconsin since 2011
Companion Animal Center
1480 Helmo Ave North Oakdale, MN 55128
www.companionanimalcenter.com
www.companionanimalcontrol.com
715-220-1332

MONTHLY INVOICE

Municipality: Troy (Town of) (FS)

Month: April

Monthly Retainer: \$70

Total Due:	\$184.50
(total includes monthly retainer & service fees)	

Case Date	Case #	Call/Intake Type	Photo/Video	RP Address	Animal Type	Muni Notes (external)	Owner Info	Outcome	Call/Pickup Fee	Mileage Fee	WI Board/Place
4/25/2026 11:39am	2026-409	Found Animal		750 Mount Curve Chase			Ann Moe 02-18-1979 792 Coulee Trail Hudson, WI 54016 M0000537955801	Owner found at call	\$100.00	\$14.50	\$0

ST. CROIX COUNTY SHERIFF'S OFFICE

1101 Carmichael Road, Hudson, WI 54016

715-381-4320 Fax: 715-386-4606

www.sccwi.gov



Scott L. Knudson

Sheriff

Brent Standaert

Chief Deputy

Field Services

Investigations, Patrol, Court Services

715-381-4320 Fax: 715-386-4606

Corrections

Jail, Huber

715-386-4752 Fax: 715-381-4402

Support Services

Emergency Communications

Emergency Management, Records

715-386-4751 Fax: 715-386-4389

INVOICE

Date: May 4th, 2026

To: Town of Troy
654 Glover Rd
Hudson, WI 54016

RE: Troy Township Patrol – April 2026

Total Hours: 24 Hours for April 2026

Total Due to the St. Croix County Sheriff's Office: \$2208.00

Town of Troy Shifts

April 2nd, 2026

4 Hours

Deputy Praschak

TROY:

CTY F, E. COVE, N. COVE RD, S. COVE, ST. ANDREWS, ST. ANNES, LINDSAY RD, MUIRFIELD, PLAINVIEW, DELANDER, SKYLINE, GLENMONT, MANN VALLEY, CTY U, POWELL, HWY 35, ROLLING HILLS TRAILER PARK, GLOVER, VISTAS OF ST. CROIX, S. GLOVER, CHINNOCK, TOWNSVALLEY, MEADOW RIDGE LN, MEADOW RIDGE TR, FIELDSTONE CT, CEDAR CT, OMAHA, SO. PACIFIC, N. GLOVER, GLOVER PARK, COULEE TR, HILLS OF TROY, TOWER, DEERWOOD, GILBERT

STATIONARY:

MANN VALLEY 930- 1030

GLOVER 1050-1125

CTY U 1205- 1245

Deputy Stenseth (K9)

Troy Township

Roads Traveled:

CTH F

Red Brick Rd

Whispering Pines

West Grove

South Fork Dr

Cedar View Rd

English Ct.

East Cove

South Cove

Troy Burne

Peaceable Hill

Mitchell Rd

Plainview Rd

Glenmont

Mann Valley

Carlson Ln

Glendale Dr

Cody Ln

Brianna Ln

Omaha Rd

Milwaukee Rd

Southern Pacific

Eagle Bluff Court

Townsvaley Rd

Cedar Court

Glen Ridge Rd

Coulee Tr

Carlson Ln

Rolling Meadow

Jordyn Ln

Indigo Tr

Chapman Dr

Glover Rd

Whiteoak Dr

Deerwood Dr

Virgil Rd

Traffic enforcement:

N/A

Extra Patrol:
Glover Park
North Glover and South Glover stop sign
Coulee Tr @ Towns Valley Rd for stop sign

CFS:
None

April 11th, 2026

4 Hours

Inv. Shilts

1630-1650 ; Patrol west side of Troy area Whispering Pines, West Grove, Troy Burne, Cove, Salishan, Plainview, etc.
1650-1700 ; Troy Bourne Event Center having a rock/agate show. Went through lot as presence.
1700-1730 ; Continue to patrol west/north
1730-1800 ; Patrol Mann Valley & Townsvalley per requests
1800-1810 ; MNT request for Mann Valley potholes
1810-1815; Patrol E Cove, Omaha, Glover
1815-1820 ; Glover Park Check, bathrooms still closed so did not check for vandalism, no vehicles or persons present
1820-1855 ; Stationary Radar Glover//Cody (near park entrance), no trf violations observed
1855-1905 ; Continue patrolling north & central Troy including Coulee, Hills of Troy, CTH U & Glover
1905-1910 ; Troy Town Hall check, no vehicles or persons
1910-1915 ; Took a call about ATV routes from an out of County Warden, passed it along to Sgt. DuRand who has more knowledge of the routes
1915-1920 ; Continue patrolling central & west Troy
1920-1955 ; Stationary Radar S Glover//Chinook Ln
1955-2010 ; Traffic stop, VW speed, notified father (driver was 16YO)
2010-2030 ; Patrol & at SO turning in computer and spare squad
2045 ; 10-42

April 12th, 2026

4 Hours

Inv. Shilts

1000-1030 ; Patrol west side of Troy area Whispering Pines, West Grove, Troy Burne, Cove, Salishan, Plainview, etc.
1030-1035 ; Check Cove boat launch (numerous parking & other complaints over the years)
1040-1045 ; Continue patrol of west side
1045-1055 ; Traffic stop CTH F//Peaceable Rd for speed
1055-1105 ; Patrol Mann Valley & Townsvalley per requests
1105-1115 ; Glover Park Check, bathrooms still closed so did not check for vandalism, couple kids playing catch on the baseball field
1115-1135 ; Patrol Central & North side area old HY 35, Coulee, Townsvalley, E Cove, Cedar, Omaha, & Glover
1135-1205 ; Stationary Radar S Glover//Chinook Ln, no traffic violations observed

1205-1245 ; Continue patrolling Troy & stopped to get lunch @Kwik Trip
1245-1330 ; Troy Dump, stationary radar, no traffic violations observed
1330-1335 ; Continue patrolling north & central Troy
1335-1340 ; Troy Town Hall check, no vehicles or persons
1340-1415 ; Patrol & at SO getting gas/turning in computer and spare squad
1415 ; 10-42

April 21st, 2026

4 Hours

Sgt. VanSomeren

Patrol: Cty U, Tower Rd, Trillium Ln, Buttercup Ct, Old Hwy 35, Coulee Trl, Hills of Troy, N Glover Rd, Glover Rd, Omaha Rd, Milwaukee Rd, Southern Pacific Rd, Soo Line Rd, Empire Builder Dr, Chattanooga Dr, S Glover Rd, Chinnock Ln, Townsvalley Rd, Meadow Ridge, Crocus Hill Rd, Day Farm Rd, E Cove Rd, Salishan Dr, Ahrens Rd, S Cove Rd, Cove Boat Launch, St Andrews Dr, St Annes Pkwy, Lindsay Rd, Muirfield Trl, Ruemmele Rd, Plainview Dr, Delander Dr, Skyline Dt, Glenmont Rd, Pemples Beach, Cty F, Mann Valley Dr, Carlson Ln, Cty M, Glendale Dr, Swedish Mission Rd, Radio Rd, Rolling Meadow Dr, Deerwood Dr, Gilbert Rd

Radar: Mann Valley Dr/Carlson Ln (45 mins), S Glover Rd/Chinnock Ln (30 mins), Coulee Trl/Bauer Rd (45 mins)

Traffic Stop: Coulee Trl/Bauer Rd - warning for speed.

April 29th, 2026

4 Hours

Deputy Praschak

OT APPROVED BY 8110. (TROY)

TROY TOWNSHIP:

GILBERT, DEERWOOD, TOWER, CTY U, ROLLING HILLS TRAILER PARK, HWY 35, RIVERSIDE DR, POWELL, S. GLOVER, N. GLOVER, GLOVER PARK, COULEE, SUNSET VIEW, TOWNSVALLEY, ROLLING MEADOW, CARLSON, MANN VALLEY, CTY F, MITCHELL, TROY BURNE, RED BRICK, OMAHA, SO. PACIFIC, SOO LINE, HILLS OF TROY, OLD 35, TRILLIUM, SOLBERG, VALLEY VIEW, BAUER

STATIONARY:

TOWNSVALLEY 900-0950

COULEE 1040- 1135

Zoning staff at Cedar Corporation receive regular inquiries regarding general Town processes and zoning regulations. These inquiries include correspondence from residents, prospective property purchasers, developers, and realtors seeking information on zoning requirements, subdivision procedures, and overall Town review processes. In addition to routine inquiries, staff focused on the following key items this month:

1. Application – Glen Oaks Subdivision (Terrain Inventory, LLC) (Eastern terminus of Glen Circle)

The Glen Oaks Subdivision continues to proceed through final engineering and legal coordination following preliminary and final plat review by the Plan Commission and Town Board. Staff are coordinating completion of the remaining final documents, including developer's agreement and related engineering approvals, in preparation for commencement of construction activities.

2. Application – Morrow Farm Plan / Rezoning / CSM (50 Glendale Drive)

The Town Board approved the coordinated Morrow application at its February meeting, including the Farm Plan (conservation easement), rezoning from AG to AG-RES, and Certified Survey Map (CSM). Staff will update the Town Zoning Map following verification that the conservation easement and CSM have been recorded.

3. Application – Bennett Farm Plan / Rezoning / CSM (174 Carlson Lane)

The Plan Commission previously held the required public hearing on the rezoning portion of the Bennett application. Following that hearing, the applicant revised their Farm Plan election. The coordinated Farm Plan, rezoning, and Certified Survey Map (CSM) application is currently scheduled for Plan Commission and Town Board consideration in June.

4. Application – Riedel Farm Plan / Rezoning / CSM (Tower Road, approximately 0.3 miles west of Boundary Road)

The Town Board approved the coordinated Riedel application in May, including the Farm Plan (conservation easement), rezoning from AG to AG-RES, and Certified Survey Map (CSM). Staff will update the Town Zoning Map following verification that the conservation easement and CSM have been recorded.

5. Application – Settlement Hill Farm CUP Amendment (565 County Road U)

The Plan Commission held a public hearing and recommended approval of an amendment to the existing Conditional Use Permit for Settlement Hill Farm to explicitly allow alcohol consumption in conjunction with the approved event venue use. The

amendment is intended to address recent changes to Wisconsin liquor licensing requirements while maintaining the existing scale and operational characteristics of the approved use. The item is scheduled for Town Board consideration in May.

6. Application – Temporary Event Permit – “Smoke N’ Thunder by the Kinni” (141 State Highway 35N)

Town staff are currently reviewing a temporary event application submitted by the River Falls FFA Alumni for the “Smoke N’ Thunder by the Kinni” event proposed on property owned by Chris Kulisek at 141 State Highway 35N in the Town of Troy. The proposed event is scheduled for July 11–12, 2026 and includes a truck and tractor pull event on Saturday and a demolition derby on Sunday, with anticipated attendance of approximately 2,500–3,000 people over the course of the weekend. Staff review is ongoing in coordination with emergency services, permitting, and operational planning materials submitted by the applicant.

7. Application – Conditional Use Permit (570 Coulee Trail)

The Town has received an application for a Conditional Use Permit for the property located at 570 Coulee Trail. The application, submitted by The Butterfly Path, Inc., proposes operation of a senior-focused community and activity center within the existing property and structures. The proposal includes educational programming, community gathering space, and limited hospitality components associated with the use. Staff are currently coordinating technical review materials and scheduling the required public hearing and Town review process for June.

8. Administration – Farmland Preservation Zoning Recertification

The Town Board approved submission of the Town’s Farmland Preservation Zoning recertification application to the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP). Coordination with DATCP staff and review of mapping and parcel data continue as part of the certification process.

9. Planning Project – Comprehensive Plan Update

The Plan Commission reviewed the transportation chapter of the Comprehensive Plan update during its April 30, 2026 meeting, including discussion of functional classification mapping, potential roadway corridors, and bicycle and pedestrian facilities. Cedar Corporation is completing associated mapping and narrative revisions and will continue distributing updates through the project portal page.

10. Complaints and Violations

Staff coordinates responses to complaints between the Town Office, Building Inspection,

Cedar Corporation (zoning administration), and the Town Attorney. During the reporting period, zoning staff issued initial zoning inquiry “first notice” letters regarding:

- 302 Glenmont Road – domestic animal / animal unit inquiry
- 321 Plainview Drive – vehicle and outdoor material storage inquiry
- 288 Townsvalley Road – potential business activity / home occupation inquiry

TOWN OF TROY

**BUILDING INSPECTOR'S REPORT
FOR THE MONTH OF APRIL 2026**

<u>PERMIT #</u>	<u>APPLICANT</u>	<u>ADDRESS</u>	<u>PROJECT</u>	<u>VALUE</u>	<u>FEE</u>	<u>FINES</u>
26-126	Ethan Kietlinski	806 Glover Road	Electric	\$3,000.00	\$125.00	
26-134	Nick St. Martin	457 Windy Hill Road	Pool	\$100,000.00	\$200.00	
26-135	Joseph Wusterbarth	260 Cove Lane	HVAC	\$15,000.00	\$125.00	
26-136	Jason Kelm	350 Southern Pacific Road	Storage Shed	\$65,000.00	\$372.00	
26-138	Gabriel Van Pelt	470 North Glover Road	Alteration	\$34,171.00	\$150.00	
26-139	Theodore Longbella	377 Lily Court	Pool	\$95,000.00	\$200.00	
26-140	Keith Willard	171 Glenmont Road	Electric	\$850.00	\$125.00	
26-141	Brent Hilmanowske	585 Country Oaks Circle	Storage Shed	\$53,760.00	\$408.00	
26-142	Mark Francis	618 Oakley Circle	Alteration	\$19,000.00	\$318.00	
26-143	Town of Troy	277 Townsvalley Road	Raze	\$1,000.00	\$0.00	
26-144	Town of Troy	654 Glover Road	Storage Shed	\$25,000.00	\$0.00	
26-146	Nick Walters	396 Moelter Lane	Deck	\$21,000.00	\$200.00	
26-147	Dennis Anderson	21 Dry Run Road	Alteration	\$21,190.00	\$150.00	
26-148	Scott Ziegler	151 Skyline Drive	New Home	\$504,905.00	\$2,412.00	
26-149	Robert Boddy	324 Ilwaco Road	Alteration	\$37,774.00	\$150.00	
26-150	Matthew Puhl	475 County Road U	Alteration	\$4,500.00	\$262.00	
26-151	Eliot Motu	384 Moelter Lane	Deck	\$70,000.00	\$200.00	
26-152	Rod Becker	374 Indigo Trail	Alteration	\$36,500.00	\$150.00	
26-153	Dean Jakubowicz	302 Croix Ridge Drive	Alteration	\$35,000.00	\$382.00	
26-154	Timothy Kopp	453 Fieldstone Court	Storage Shed	\$50,000.00	\$284.00	
26-156	Joseph Paulose	312 Lindsay Road	Pool	\$125,000.00	\$200.00	
26-161	Harold's Eagle Point	415 Rohl Road	Electric	\$5,000.00	\$125.00	

TOTAL PERMITS: 22

1	NEW HOMES	0 COMMERCIAL
4	STORAGE SHED(S)	0 ADDITION
7	ALTERATIONS	1 RAZE
0	FIREPLACE	3 ELECTRIC
2	DECK(S)	0 PERMIT TO START
0	TRAM	1 HVAC
0	PORCH	0 SOLAR
3	POOL	

<u>TOTAL</u>	<u>TOTAL</u>	<u>TOTAL</u>
\$1,322,650.00	\$6,538.00	\$0.00

DRIVEWAY PERMITS

DEPOSIT

FEE

26-105	Scott Ziegler	151 Skyline Drive		\$50.00
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-

<u>TOTAL:</u>	<u>TOTAL:</u>
\$0.00	\$50.00

TOTAL PERMITS: 1

IMPACT FEES

FEE

Scott Ziegler	151 Skyline Drive	\$3,150.00
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<u>TOTAL:</u>	\$3,150.00
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TOWN OF TROY

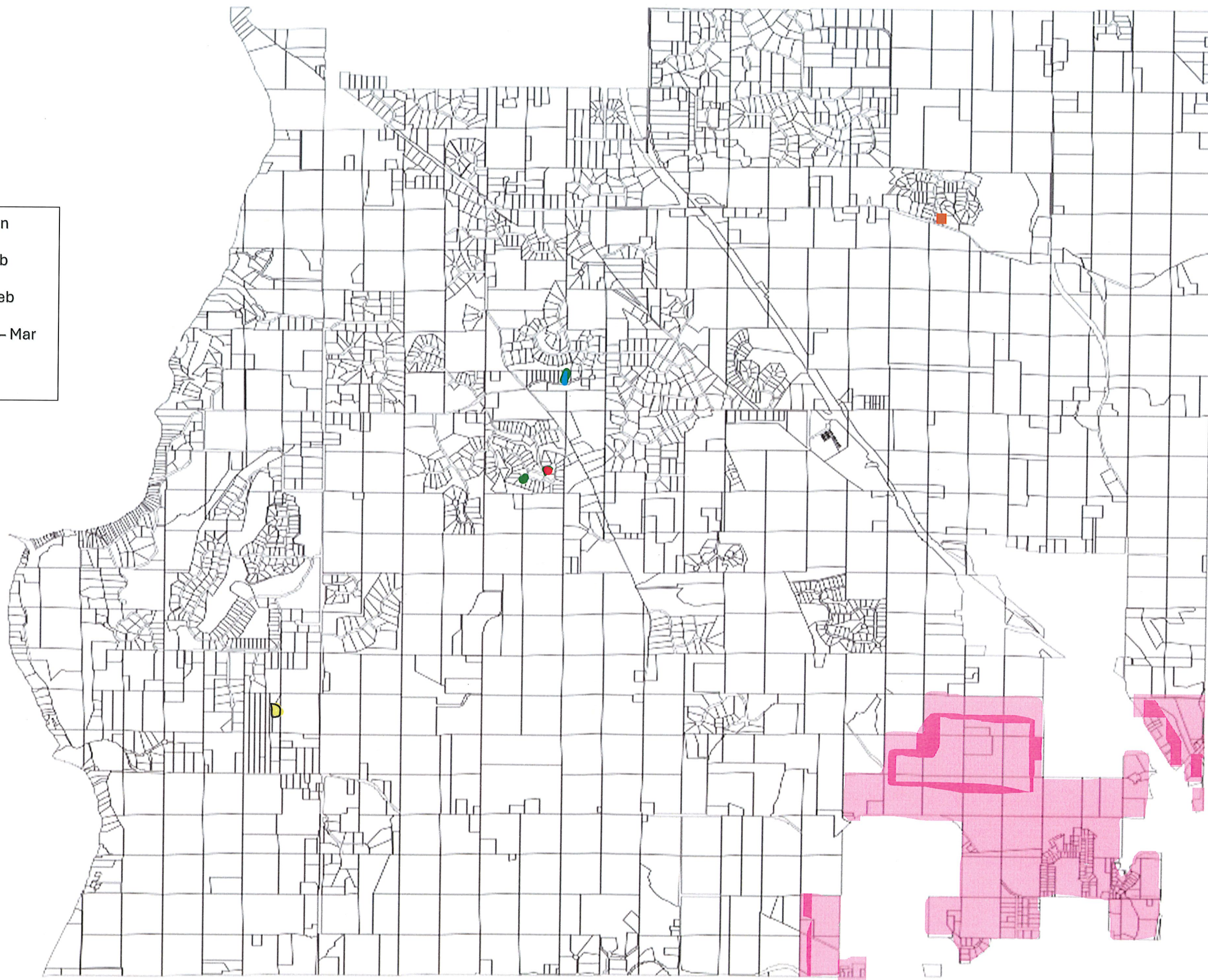
INSPECTION AGENCY

10% OF	\$6,538.00	\$653.80	90% OF	\$6,538.00	\$5,884.20
	FINES	\$0.00		1 D.P @ \$50.00	\$50.00
	CULVERT DEPOSITS	\$0.00		1 SEALS @ \$40	\$40.00
	IMPACT FEES	\$3,150.00			

<u>TOTAL</u>	<u>\$3,803.80</u>	<u>TOTAL</u>	<u>\$5,974.20</u>
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Key

- 320 Shelby Court – Jan
- 483 Stone Circle - Feb
- 504 East Cove Rd. – Feb
- 467 Prominence Way – Mar
- 151 Skyline Drive-Apr



DRAFT

PLAN COMMISSION MEETING

Town of Troy

April 30, 2026

Hudson Wisconsin 54016

Members Present: Doug Rowen, John Bjorseth, Dean Albert, Dan Pearson

Members Absent: Warren Vollmar, David Wolf, Pete Hawksford

Staff Present: Rob Jones, David Carlson

Recording Secretary: Amanda Randall

Others present: Evonne and Michael Ganz

Site Review Attendance: Doug Rowen, John Bjorseth, Dan Pearson, Rob Jones, Evonne and Michael Ganz

AGENDA:

1. Call meeting to order
2. Roll call
3. Public input to Plan Commission
4. Approve minutes of April 2, 2026 Plan Commission meeting;
5. Public Hearing to consider a Conditional Use Permit:
Applicant: Settlement Hill Farm
Site Location: 565 County Road U
PID 040-1001-20-100
Request: To consider amending the current conditional use permit to allow consumption of alcohol.
6. Consideration and possible action on recommending approval of a Conditional Use Permit:
Applicant: Settlement Hill Farm
Site Location: 565 County Road U
PID: 040-1001-20-100
Request: To consider amending the current Conditional Use Permit for approval of a consumption of alcohol.
7. Discussion and Consideration of Comprehensive Plan Updates-Process and Updates
8. Correspondence
9. Potential items for future meetings
10. Adjourn.

AGENDA:

1. Call to order

Plan Commission Chair Doug Rowen called the meeting of the Troy Plan Commission to order at 6:00 p.m.

2. Roll Call

Present were Doug Rowen, John Bjorseth, Dean Albert, and Dan Pearson.

3. Public Input

There was no public input.

4. Approve minutes of April 2, 2026 meeting:

The minutes of the April 2, 2026 Plan Commission meeting were previously distributed. **John Bjorseth moved to approve the minutes of the April 2, 2026, Plan Commission meeting. Doug Rowen seconded. Roll call vote – all ayes. Motion carried.**

5. Public Hearing to consider a Conditional Use Permit:

Applicant: Settlement Hill Farm

Site Location: 565 County Road U

PID 040-1001-20-100

Request: To consider amending the current Conditional Use Permit for approval of a liquor license

Doug Rowen called the public hearing for a Conditional Use Permit for Settlement Hill Farm, 565 County Road U, to order at 6:03p.m. Chair Rowen called for public comment three times and as no one asked to speak, the public hearing closed at 6:04 p.m.

6. Consideration and possible action on recommending approval of a Conditional Use Permit:

Applicant: Settlement Hill Farm

Site Location: 565 County Road U

PID: 040-1001-20-100

Request: To consider amending the current Conditional Use Permit for approval of a liquor license

Applicant Evonne Ganz, 565 County Road U, spoke to their application to amend their existing Conditional Use Permit for approve consumption of wine and beer during events. They are requesting an amendment to explicitly allow the consumption of alcohol on the premises in conjunction with the approved event venue use to comply with changes to liquor licensing in Wisconsin that went into effect January 1, 2026. Previously, renters of public spaces were allowed to bring in alcohol for consumption and a licensed bartender was required; the law has now changed to requiring a liquor license for even just consumption of alcohol in additional public spaces. They are proposing no changes to their existing CUP other than the wine and beer consumption and will continue the use as a low-frequency, seasonal event venue. Rob Jones noted that the existing CUP for this property did not explicitly address alcohol consumption or service when it was approved in 2018. The Town's liquor license ordinance, Chapter 74, allows some liquor licenses to be issued in non-commercial districts only if the use is permitted or if a CUP specifically authorizes alcohol consumption or sales. The granting of the liquor license itself will be a separate action by the Town Board. The applicant inquired if sales would be allowed as well. Chairperson Rowen clarified that the public hearing notice only referenced consumption of alcohol, so sales could not be considered or recommended at this meeting. The different types of liquor licenses were briefly reviewed for the Plan Commission.

Applicant Mike Ganz is certified as a bartender, which is also needed to be approved for liquor license even though they would not be selling alcohol. They are interested in holding some mid-week corporate-type events during daytime hours; this would not change the approved hours of operation. Rob Jones reviewed the number of events allowed annually under the Agriculture Tourism portions of Town Ordinances.

Chair Rowen mentioned that this property will be served by the the Hudson Fire District as of January 1, 2027, and that they should have the Hudson Fire Inspector also review the property and discuss ongoing fire inspections and potential need for a lock box..

John Bjorseth moved to recommend approval of the Conditional Use Permit amendment for the Settlement Hill Farm property, 565 County Road U, to allow alcohol consumption in conjunction with the approved event venue use, subject to conditions, based on the following findings:

- 1. The Plan Commission conducted a public hearing on April 30, 2026, and has considered all oral and written testimony received as part of the record.**
- 2. The proposed amendment is a modification to an existing approved conditional use and does not expand the intensity, footprint, or operational scale of the use.**
- 3. The use, as amended, remains consistent with the purpose and intent of Chapter 170 and is compatible with the surrounding agricultural and rural residential context.**
- 4. The addition of alcohol consumption represents an operational component commonly associated with event venues and does not inherently alter the character of the approved use.**
- 5. Any potential impacts related to the amendment can be reasonably mitigated through conditions applied to the Conditional Use Permit.**
- 6. Approval of the amendment provides the necessary zoning framework for the Town Board to consider issuance of a liquor license in compliance with Wisconsin Statutes and Town ordinance.**
- 7. The Conditional Use Permit shall incorporate the following additional or modified conditions as determined appropriate by the Town board based on the Plan Commission recommendation and public hearing record: adding a 9th condition to the Conditional Use Permit that alcoholic beverage may be consumed on the property. In addition, the term “alcoholic beverages” means wine and beer under the current statutes. Dean Albert seconded. Doug Rowen made a friendly amendment to add that annual inspections conducted by the appropriate fire department and any other elements of Chapter 58 of the Fire Department Ordinance are complied with. John Bjorseth and Dean Albert agreed to the friendly amendment. Doug Rowen made a friendly amendment that the Conditional Use Permit document should have a statement that explains the overall conditional use category being a Major Home Occupation with Ag Tourism as the classification of this particular use to further define the rationale behind the decision. John Bjorseth and Dean Albert agreed to the amendment. Roll call vote - all ayes. Motion carried.**

7. Discussion and Consideration on Comprehensive Plan Updates-Process & Updates

Rob Jones provided an update on the Comprehensive Plan. He reviewed the transportation maps included in Chapter 4 of the Plan: the functional classification map, potential corridors map, and the bike and pedestrian facilities. He discussed the potential corridors map, and it's use during subdivision application review. He noted that the future Troy Commerce Drive is shown but needs to be modified to show that it has been partially built. Chair Rowen would like to see potential connectivity in relation to the new fire substation that could get additional properties within five miles of one of the stations serving Troy. For the bike and pedestrian facilities, it was suggested to add a color for proposed off-road trails. Since all Town roads are open for biking, and state standards have changed significantly since the last Comprehensive Plan, recommendation was to remove the “alternative unimproved local routes.” The easement along Troy Commerce Drive will also be added to show the future potential off-road path.. Cedar Corp. will finish up the narratives in the coming weeks and believes the website should be ready for public access by May 9th. Rob Jones will resend the hub link to the Commission members and requested that the Comprehensive Plan be added to the upcoming Staff agenda.

8. Correspondence

There was no correspondence to review. Chair Rowen announced there will be a Workshop on the Water coming up in July held jointly by the Wisconsin and Minnesota DNR's, if anyone is interested in attending.

9. Potential items for future meetings

There is one potential application for next month and potentially a Conditional Use Permit application. Chair Rowen hopes to be able to discuss the cooperative boundary agreement that is being worked on with the City of Hudson; the framework may be ready soon for public input.

10. Adjourn

Dan Pearson moved to adjourn the meeting of the April 30, 2026, Plan Commission 7:28 at p.m. Dean Albert seconded. Motion carried.

TOWN OF TROY
654 GLOVER RD
HUDSON, WI 54016

Legal Notice
State of Wisconsin
County of St. Croix

Public Notice is hereby given that the following applications for a new license to sell Intoxicating Liquor and Fermented Malt Beverage within the Town of Troy, St. Croix County, Wisconsin for the period of July 1, 2025, to June 30, 2026, have been received by the Town Clerk, 654 Glover Rd., Hudson, WI 54016. The applications will be reviewed and acted upon at the meeting of the Town Board at 6:00 p.m. on Thursday, May 21st, 2026, at the Town of Troy Town Board meeting held in person at the Troy Town Hall.

Settlement Hill Farm LLC, 565 County Rd U, Hudson WI 54016. Class "B" Beer, Class "C" Wine for the upper and lower level of the barn.

April Fredrick
Clerk/Treasurer

DATE: May 13, 2026

TO: Town of Troy Board

FROM: Robert Jones

REGARDING: Settlement Hill Farm – Conditional Use Permit (CUP) Amendment

1. Background

The Town Plan Commission reviewed the requested Conditional Use Permit (CUP) amendment at its April 30, 2026 meeting following a duly noticed public hearing. The request seeks amendment of the existing CUP for Settlement Hill Farm to explicitly authorize alcohol consumption on the premises in conjunction with the approved seasonal event venue use.

2. Plan Commission Recommendation

John Bjorseth moved to recommend approval of the Conditional Use Permit amendment for the Settlement Hill Farm property, 565 County Road U, to allow consumption in conjunction with the approved event venue use, subject to conditions, based on the following findings:

1. The Plan Commission conducted a public hearing on April 30, 2026, and has considered all oral and written testimony received as part of the record.
2. The proposed amendment is a modification to an existing approved conditional use and does not expand the intensity, footprint, or operational scale of the use.
3. The use, as amended, remains consistent with the purpose and intent of Chapter 170 and is compatible with the surrounding agricultural and rural residential context.
4. The addition of alcohol consumption represents an operational component commonly associated with event venues and does not inherently alter the character of the approved use.
5. Any potential impacts related to the amendment can be reasonably mitigated through conditions applied to the Conditional Use Permit.
6. Approval of the amendment provides the necessary zoning framework for the Town Board to consider issuance of a liquor license in compliance with Wisconsin Statutes and Town ordinance.
7. The Conditional Use Permit shall incorporate the following additional or modified conditions as determined appropriate by the Town board based on the Plan Commission recommendation and public hearing record: adding a 9th condition to the Conditional Use Permit that alcoholic beverage may be consumed on the property. In addition, the term “alcoholic beverages” means wine and beer under the current statutes.

Dean Albert seconded. Doug Rowen made a friendly amendment to add that annual inspections conducted by the appropriate fire department and any other elements of Chapter 58 of the Fire Department Ordinance are complied with. John Bjorseth and Dean Albert agreed to the friendly amendment.

Doug Rowen made a friendly amendment that the Conditional Use Permit document should have a statement that explains the overall umbrella of this being a Major Home Occupation with Ag Tourism as the categorization of this particular use to further define the rationale behind the decision. John Bjorseth and Dean Albert agreed to the amendment. Roll call vote - all ayes. Motion carried.

3. Possible Town Board Motion

I move to approve the Conditional Use Permit amendment for Settlement Hill Farm, located at 565 County Road U, to allow alcohol consumption in conjunction with the approved event venue use, subject to the following findings and conditions:

Findings

1. The Plan Commission conducted a public hearing on April 30, 2026, and considered all oral and written testimony received as part of the record.
2. The proposed amendment is a modification to an existing approved conditional use and does not expand the intensity, footprint, or operational scale of the use.
3. The use, as amended, remains consistent with the purpose and intent of Chapter 170 and is compatible with the surrounding agricultural and rural residential context.
4. The addition of alcohol consumption represents an operational component commonly associated with event venues and does not inherently alter the character of the approved use.
5. Any potential impacts related to the amendment can be reasonably mitigated through conditions applied to the Conditional Use Permit.
6. Approval of the amendment provides the necessary zoning framework for the Town Board to consider issuance of a liquor license in compliance with Wisconsin Statutes and Town ordinance requirements.

Conditions

The existing Conditional Use Permit shall remain in effect except as modified below:

1. Alcoholic beverages may be consumed on the property in conjunction with events authorized under the Conditional Use Permit.
2. For purposes of this approval, alcoholic beverages shall be limited to beer and wine consistent with the currently contemplated licensing structure discussed during Plan Commission review.
3. The use shall remain subject to all applicable provisions of Wisconsin Statutes Chapter 125 and Chapter 74 of the Town of Troy Municipal Code regulating liquor licensing and alcohol consumption.
4. Annual inspections required by the applicable fire authority and compliance with Chapter 58 of the Town Code shall be maintained.
5. The Conditional Use Permit document shall be updated to clarify that the approved use is categorized as a Major Home Occupation incorporating agricultural tourism/event venue activities within the AG-RES District.
6. All remaining conditions of the previously approved Conditional Use Permit shall remain in full force and effect unless specifically modified herein.

DATE: April 22, 2026
TO: Town of Troy Plan Commission
FROM: Robert Jones
REGARDING: Settlement Hill Farm – Conditional Use Permit (CUP) Amendment

Conditional Use Permit (CUP) Amendment – Settlement Hill Farm

Applicant: Evonne and Michael Ganz

Address: 565 County Road U

Zoning: Agricultural Residential (AG-RES)

1. Background / Approved CUP

The subject property is a 7.53-acre farmstead located along County Road U in the AG-RES District. In 2018, the Town Board approved a Conditional Use Permit authorizing operation of a seasonal wedding and event venue under the Town’s agricultural tourism framework. The approved CUP established the following parameters:

- Seasonal operation (May–October)
- Maximum of 24 events annually
- Maximum attendance of 275 people
- Hours limited to 8:00 a.m. to 11:00 p.m.
- Use of existing buildings and grounds only
- On-site parking and limits on outdoor amplified music

The CUP has been in place and operational, however the 2018 approval did not explicitly address alcohol consumption or service.

2. Proposed Revisions to the CUP

The applicant is requesting an amendment to explicitly allow the consumption of alcohol on the premises in conjunction with the approved event venue use to compliant with changes to liquor licensing in the state.

The request:

- Does not expand the use
- Does not increase event frequency, attendance, or hours
- Does not propose new construction or site changes

The applicant has provided updated operational narrative confirming:

- Continued use as a low-frequency, seasonal event venue
- Typical events consistent with past operations
- No history of complaints from adjacent properties

3. Town Process and Framework

Relationship to Liquor Licensing

This request is tied to State and Town regulatory requirements.

- Wisconsin Statutes (Ch. 125) regulate alcohol sale and consumption
- Consumption at an event venue may require a license, even if alcohol is not sold

Town ordinance (Chapter 74) provides that:

- A liquor license may be issued in non-commercial districts only if:
 - The use is permitted, or
 - A CUP specifically authorizes alcohol consumption or sale

Conditional Use Permits (Chapter 170)

Conditional uses are generally afforded a presumption of approval, provided that reasonable conditions can address potential impacts.

- CUPs are allowed uses within a zoning district when standards are met
- CUPs run with the land and are transferable
- The role of the Plan Commission and Town Board is to:
 - Evaluate likely impacts
 - Apply reasonable conditions to mitigate those impacts

Approval of this CUP amendment does not grant a liquor license. It instead establishes the zoning framework in which the Town Board could issue a license.

4. Considerations

The Plan Commission is evaluating a modification to an existing approved use, not a new land use. The event venue has been operating under the approved CUP, and the amendment does not change the intensity, footprint, or overall character of the use. The request adds explicit authorization for alcohol consumption within the AG-RES District as part of the approved operations, consistent with State law and Town liquor license requirements.

Conditional Use Permits must be supported by findings that the use will not be detrimental to public health, safety, or welfare; will not impair neighboring properties; will remain compatible with surrounding land uses; and will be supported by adequate access, utilities, and site conditions. Impacts such as traffic, drainage, and nuisances should attempt to be mitigated with site specific conditions.

The existing CUP and operational history provide a basis for these findings. As part of this review, the Plan Commission may consider the overall performance of the existing CUP, while focusing its evaluation on whether the addition of alcohol consumption remains compatible.

Potential Conditions Related to Alcohol Consumption

1. Compliance with Wisconsin Statutes Chapter 125 and all applicable licensing requirements, including consistency between CUP authorization and any license issued by the Town
2. Consideration of whether existing hours of operation remain appropriate in the context of alcohol consumption
3. Consideration of whether additional limitations on the location or manner of alcohol service are necessary beyond those established through licensing
4. Continued application of noise and nuisance standards, including limitations on outdoor amplified sound
5. Consideration of whether existing parking and site circulation are adequate or if modifications are warranted based on operational characteristics

5. Possible Motions

Motion to recommend approval of the Conditional Use Permit amendment for the Settlement Hill Farm property, 565 County Road U, to allow alcohol consumption in conjunction with the approved event venue use, subject to conditions, based on the following findings:

1. The Plan Commission conducted public hearing on April 30, 2026, and has considered all oral and written testimony received as part of the record.
2. The proposed amendment is a modification to an existing approved conditional use and does not expand the intensity, footprint, or operational scale of the use.
3. The use, as amended, remains consistent with the purpose and intent of Chapter 170 and is compatible with the surrounding agricultural and rural residential context.
4. The addition of alcohol consumption represents an operational component commonly associated with event venues and does not inherently alter the character of the approved use.
5. Any potential impacts related to the amendment can be reasonably mitigated through conditions applied to the Conditional Use Permit.
6. Approval of the amendment provides the necessary zoning framework for the Town Board to consider issuance of a liquor license in compliance with Wisconsin Statutes and Town ordinance.
7. The Conditional Use Permit shall incorporate the following additional or modified conditions as determined appropriate by the Town Board based on the Plan Commission recommendation and public hearing record: [Insert conditions discussed and agreed upon during deliberation]

CONDITIONAL USE APPLICATION

Chapter 170, Section V, Town of Troy Zoning Ordinance

File #: _____

Office Use Only

APPLICANT INFORMATION

Applicant Name: Settlement Hill Farm Owner Name (if not Applicant): Evenne + Michael Ganz
Mailing Address: 565 County Road U Mailing Address: Same
Hudson, WI 54016
Daytime Phone: (715) 760-0030 Daytime Phone: ()
E-mail: evenneganz@gmail.com E-mail: _____

SITE INFORMATION

Site Address: 565 County Road U, Hudson WI 54016
Property Location: W 1/2 1/4, NW 1/4, Sec. 01, T. 28 N., R. 19 W., Town of Troy (Complete legal description must be attached.)
Parcel Identification Number(s): 040-1001-20-100 All Parcel #01-28.19.7C

LAND USE INFORMATION

Zoning District Designation: Agricultural Residential
State the nature of your request: Seasonal Wedding / Event Venue Renewal
Is there a conservation easement on your land? ☐ Yes ☒ No
☐ See attached application narrative and application procedure form.

FEES

Application Fee: \$ 350 (plus professional fees/expenses)
Supplemental Application Fees: \$ 175 x _____ (# of additional requests)
Total Fees: \$ _____

- All application fees must be submitted with application and are non-refundable.
- Additional fees paid as directed by the Town Clerk.
- Fees will be doubled for applications submitted after construction project initiated, and/or written enforcement action has commenced.

I attest that the information contained in this application is true and correct to the best of my knowledge.

Applicant Signature: Evenne L. Ganz Date 4/14/2026

Owner (if not applicant) Signature: _____ Date _____

OFFICE USE ONLY

Pre-application Meeting: _____ With: _____
Complete Application Accepted: _____ By: _____
Fee Received: \$ _____ Receipt #: _____ Scheduled Hearing Date: _____

Phone: (715) 425-2665

Town of Troy

FAX: (715) 425-2551

<http://townoftroy.org>

654 Glover Road, Hudson, WI 54016

Response to questions on Form: Conditional Use Application

1. Describe the details of your request:

- A) To operate a seasonal wedding/event venue on the Farmstead from May through October. We would limit our weddings to one per week during the season. Occupancy would be 275 guest or less. Most events would be on Saturdays. Operating hours would be from 8 am to 11 pm the day of the event. A typical day would be guest arriving between 3 and 4 pm. Ceremony between 4 and 5 pm outside or inside, followed by a catered dinner and dance inside the barn with the event ending no later than 11 pm. We plan to use the buildings that are already in place. The farmstead dates back to 1852. We do not have plans to make drastic changes to the farmstead in the hopes to preserve it as a historic farm/property and not a commercial-style venue.
- B) To host May through October, small corporate day retreats on occasion on weekdays. Food would be catered in.
- C) Due to new Wisconsin Liquor laws, we are looking to acquire a Class "B" and "Class C" liquor license that allows our patrons to bring in beer and wine.

2. Describe your impact of your request on the enjoyment and value of surrounding properties. If there is no impact, explain why:

There is very little impact on the adjoining neighbors since most of the property around us is zoned Exclusive Ag being corn fields owned by the Garbe family. Our land butts up to the German Settlement Cemetery on the Southern border. The only neighbors that may feel an impact would be our neighbors Melvin & Kathryn McElwain, James Darren & Ann Roby who live across the road from us. They may notice a slight increase in neighborhood traffic about a half hour before the ceremony would when guests are trickling in. People leave the event at different times throughout the event, so traffic on the road is not noticeably different once guest have arrived. Our driveway is long and we have ample parking space in the back, so there is no backup of cars on the road.

Ceremonies, if outside, last on average of a half hour. Since ceremonies take place in the apple orchard or the spot behind a small pine grove, much of this is buffered by the trees between us and the neighborhood. The rest of the event activities would be inside the barn. The barn is built into the hillside and has two layers of siding on its upper level, so, sound of the event is contained within. Since the McElwains' are directly across the road from us, they may feel some loss of privacy when an event is in progress. However, their home is a good distance from the road, as is the barn on our property and numerous trees in between the two properties. In the years we have been doing events, we have not received one complaint from either neighbor.

3. Describe the Compatibility of your request with the uses and character of the surrounding area:

I feel that it is important to preserve this historic barn and farmstead which was/is true to the original character of the area, but is now being threatened and encroached upon by urban sprawl. I feel that using the 106-year-old barn as a wedding/event venue gives it a useful purpose and will help preserve the farm structure much better than if it was used to house animals at this point. I also feel that the barn is an important structure in the Historic German Settlement area. We hope to not change the appearance of the farm, but keep its rural integrity.

4. Describe how your request is consistent with the spirit of the intent of the zoning district in which your property is located. (Please refer to the purpose statement for your zoning district in the Town of Troy zoning Ordinance.)

We want to responsibly preserve this barn and keep it from deteriorating and falling down as so many barns have done in this neighborhood in the last few years, and help retain the scenic rural setting and heritage that we live in and that Wisconsin is known for. But even more important, the farm is part of the Historical German Settlement area which is a 6-mile radius that was settled by a group of German families back in 1851-1854. The German Settlement once included numerous family farms, a community bake house, school and livery. Our farm was the first farmstead the group erected for the Bartholomew Schwalen family. There are elements of the original barn and house in the existing barn that was built in 1920 after a fire took down the original barn that was built in the 1850's. From what we know of this group of immigrants and their history, they loved music and were known to have community barn dances in the area, so I think they would be happy to see this farm used in this way (See attached articles in regards to the German Settlement Historic Society.)

It is also notable that, Bartholomew Schwalen allowed the group to utilize some of his land for the German Settlement Cemetery that butts up to our property on the South side. I have been told it is the oldest (active) family run cemetery in the state of Wisconsin. It is one of the reasons we named the property Settlement Hill Farm (see attached Wisconsin Historical Marker). We have been involved in helping the German Settlement Heritage Society in raising money and preserving the original German Bake house and park located in the Cottonwood South Development just a mile down the road. We hope this barn can also remain standing as a testament to the German Settlement History and farming heritage of the area.

5. Describe how your request will impact public health, safety, and general welfare. What measures will you take to minimize any negative impacts?

By finding a use for this historic barn, instead of letting it become another empty deteriorating barn, which in turn would be a danger to those in the area and home to rodents, we will instead be preserving some of the rural look, character, and heritage in the neighborhood. We would allow no food preparation here. Food will be catered in by local licensed restaurants & catering companies. For bathrooms, we require the rental of Porta-Potties or Portable bathroom trailers, so there will be no effects to soil or ground water. We will have numerous garbage cans and bags throughout the event area and will have a dumpster behind our storage shed (out of view) for garbage and will recycle as much as possible.

The past six years, we have been working with Engineer Bill Lindau of Lindau Companies Inc., Township Inspector Brian Wert and the Hudson Fire Department. We have followed their expertise in all recommendations to make the barn safe for this type of use. We have added structural support, to the specs recommended by the engineer. We have more than the required exits on both levels with doors that push out. Exits are marked with signage and emergency lighting. We have also installed smoke alarms and extinguishers in accordance to the recommendations of the Hudson Fire Chief.

6. How will you ensure that your request will not constitute a nuisance by reason of dust, smoke, odor, or other similar factor? What measures will you take to prevent a nuisance?

I do not see that there would be any nuisance of dust, odor or smoke to neighbors due to this being an event venue. Sound is the only possible nuisance to the neighbors. To address that issue, we have a statement in the venue contract, that the couple and the DJ have to sign, agreeing that we control the volume of the music. Again, the barn has two layers of siding on it, so it is already pretty sound proof from the neighborhood. We will be on the premises during an event and would be there to make sure that the sound stays within the barn. We have given our close neighbors our phone number and asked them to text us if they were hearing the music. In the years we have been doing this, we have not gotten one complaint from our neighbors.

7. Additional comments:

Due to the new Wisconsin Liquor laws Mike has successfully completed the Wisconsin Food & Bev Training course to start the approval process for the Class "B" & C Wine and Beer licensing. See attached letter requesting consideration to an adjustment to the Township ordinance Chapter 74 to allow us to also provide liquor for mixed drinks.

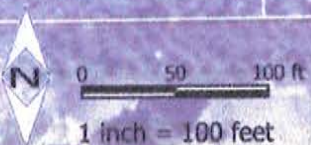
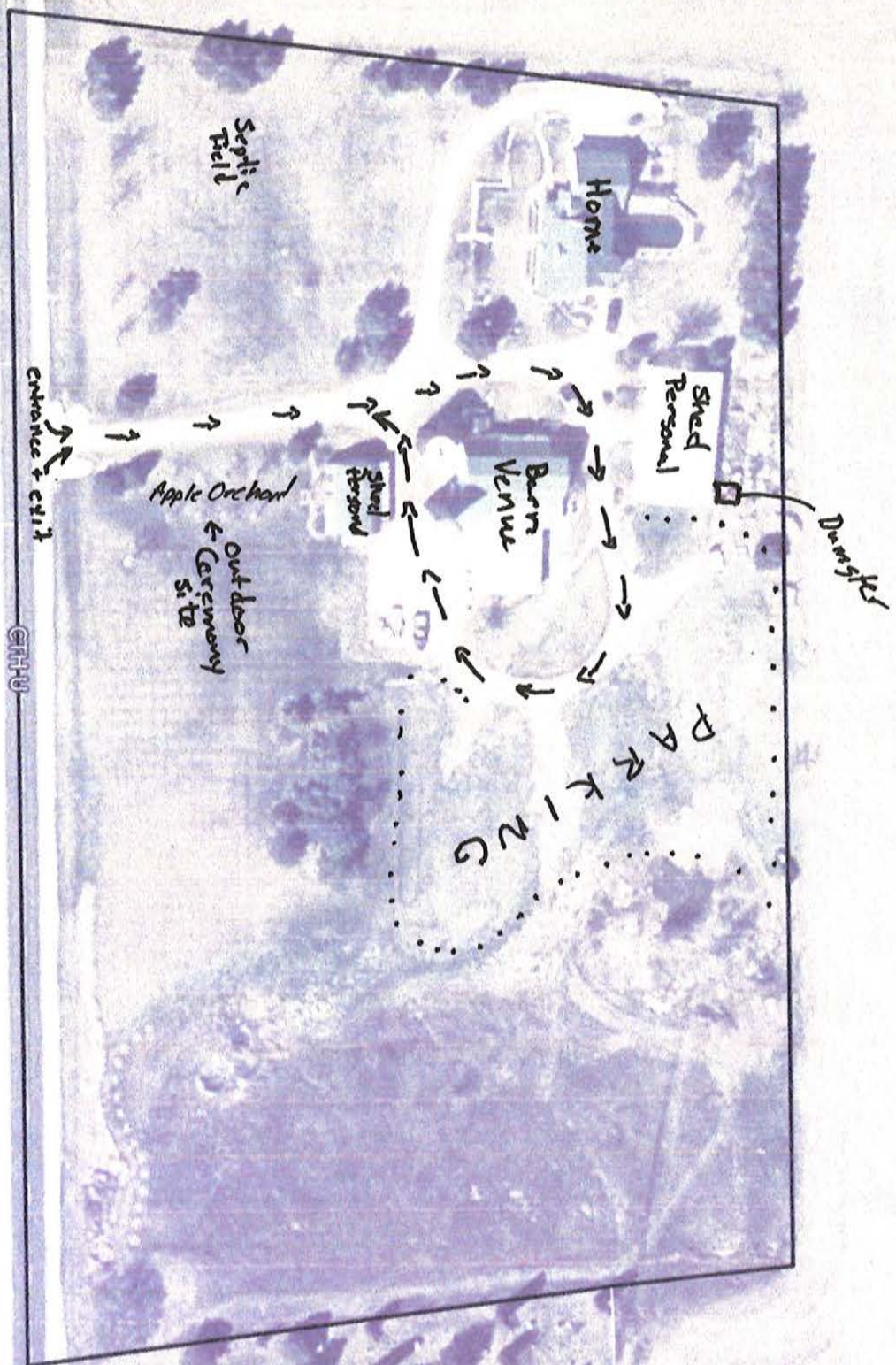
I am a Dairy Farmers daughter and fell in love with this barn when we found this property back in 1996. We want to preserve this barn and like the idea of sharing this beautiful countryside, the feel of its rural heritage, and the experience of seeing and being in an authentic barn with those that come to visit.

Wisconsin has been known as the dairy state. Almost all of the Wisconsin souvenirs/memorabilia/calendars that you find have an iconic Wisconsin barn on it. These family barns are a symbol of our state, but they are disappearing quickly due to urban sprawl and since the demise of small family farming. Many of these barns have disappeared from the canvas due to age, disrepair and the high cost to maintain a barn structure. This is one of a few barns that the farmer was able to take good care of over the years and it has the potential to stay standing for a long time to come if it gets continuous care as a result of a useful purpose. I feel that a wedding/event venue is a use for this structure that would be a lot less wear and tear on the building than if it was used for animals. Hopefully insuring a long life.

I would also like to take this opportunity to point out that our venue will not only help us with the cost of living and keeping up with the maintenance of the barn and farmstead, it also brings in thousands of dollars of revenue to the local economy through the use of: florists, bakeries, photographers, party rental companies, hotels, camping grounds, limo/shuttle services, restaurants, caterers, downtown shops etcetera. It will also highlight the many things this area has to offer to those who come to the weddings /events and stay the weekend.

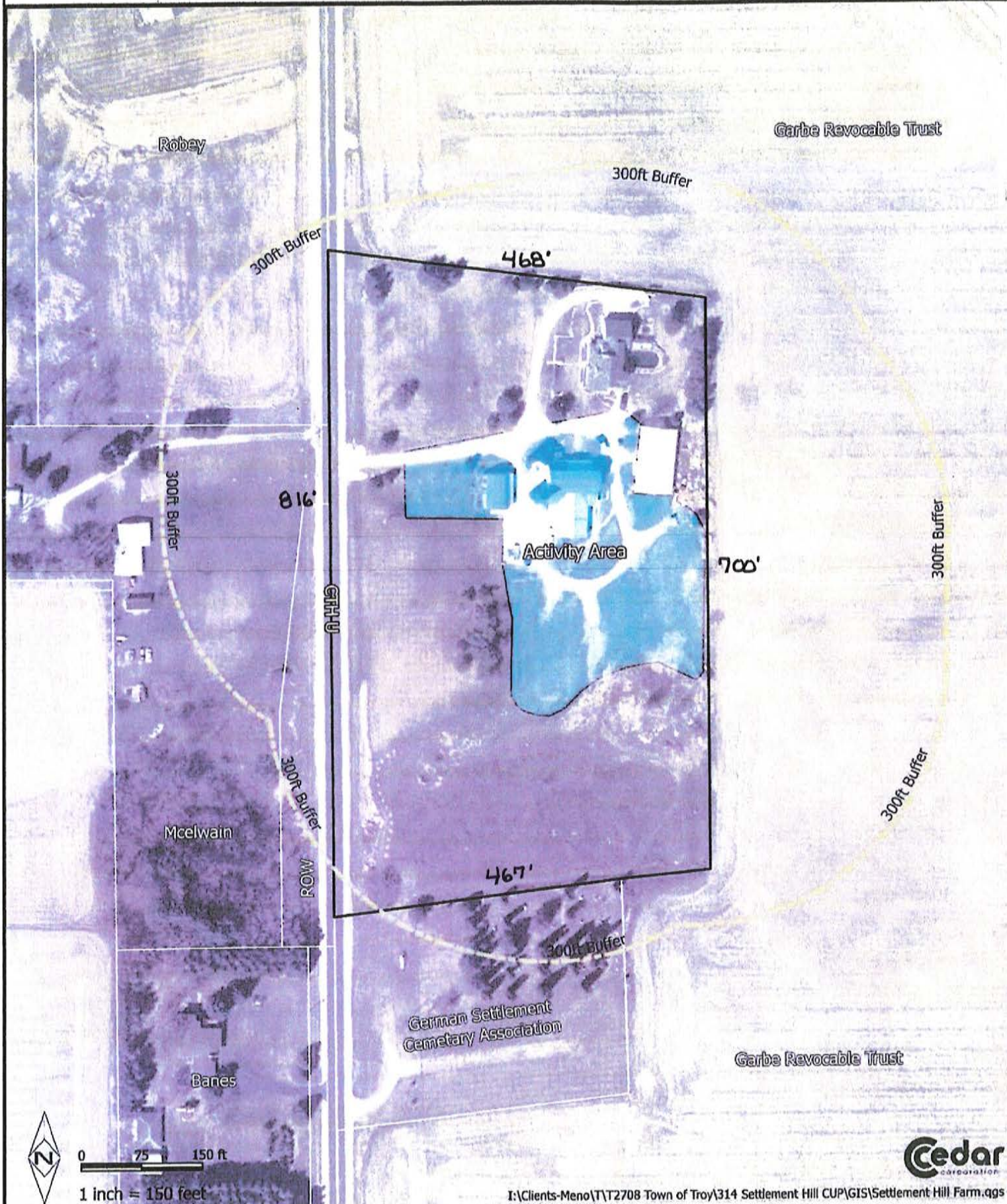
Please call me if you have any questions or need clarification on my response to your questions. I would also be happy to walk the committee through the venue if that would be helpful.

Respectfully submitted,
Evonne Ganz
Mike Ganz



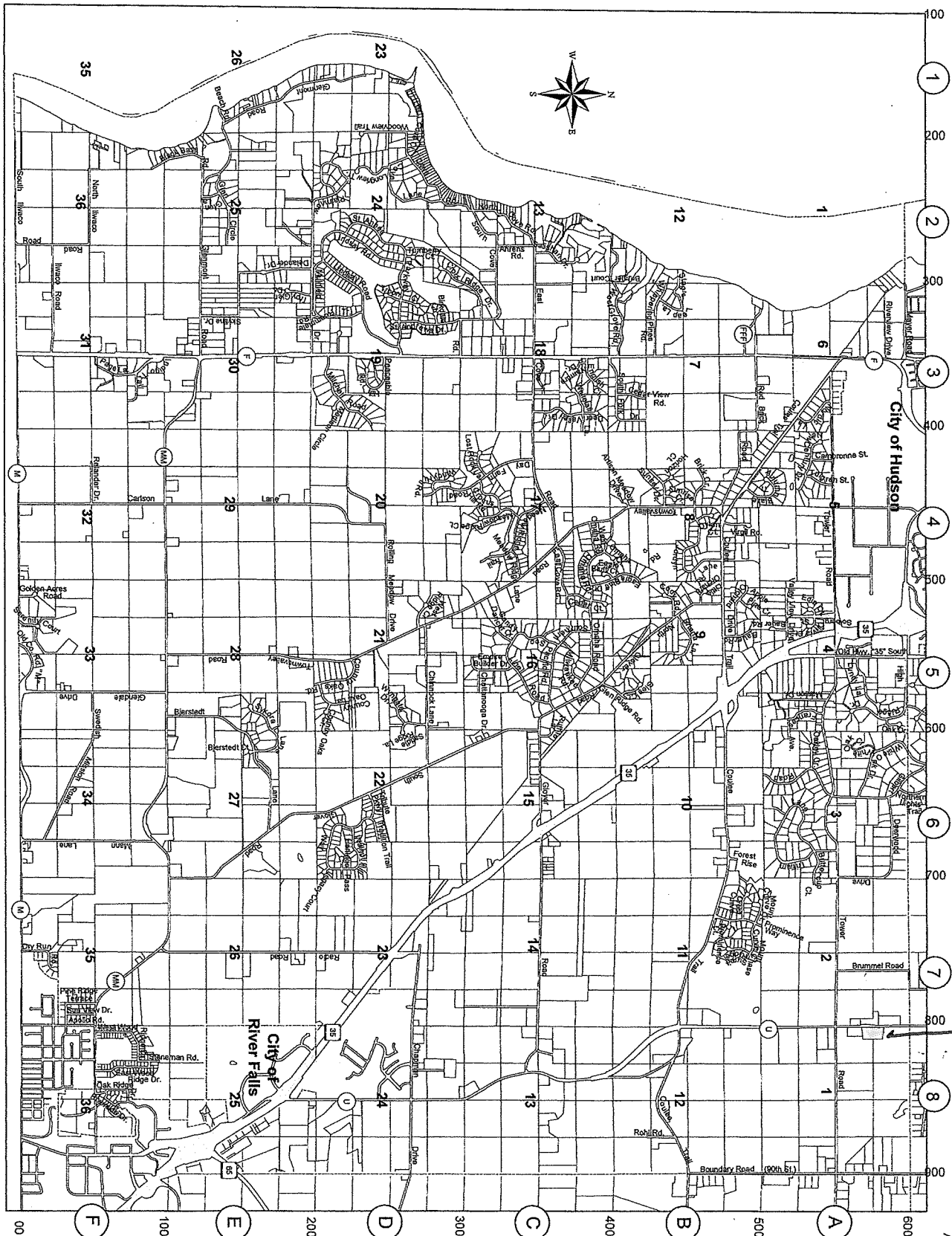
Settlement Hill Farm Wedding Venue

300 Foot Buffer



Town of Troy

T28N,R19 & 20W



11/2010

Town of Troy

654 Glover Rd

Hudson WI 54016

Background:

Settlement Hill Farms LLC turned in the following:

- Operator's license application
- Operator's Food & Beverage Training
- AB-100
- AB200-AA
- AB-101
- AB-200
- Required Fees for licenses

Memo:

Settlement Hill has completed all classes and turned in all necessary paperwork to comply with the state requirements to issue liquor licenses. Upon Town Board approval of the Conditional Use Permit application for Settlement Hill Farms LLC, I recommend the Town Board approve the requested liquor licenses.

Proposed Motion:

I move to approve Settlement Hill Farms LLC liquor license application for Class "B" Beer and "Class C" wine in the current permit year June 30 2025 to July 1 2026.

EVENT PLAN APPLICATION

Chapter 170, Section B, Town of Troy Event Plan Requirements

File #: _____

Office Use Only

REQUEST

APPLICANT INFORMATION

Applicant Name: River Falls FFA Alumni Site Owner (if not applicant): Chris & Dianna Kusilek
Mailing Address: PO Box 857 141 State Hwy 35N
River Falls, WI 54022 River Falls, WI 54022
Daytime Phone: (715) 684-9241 Daytime Phone: (715) 760-1708 Chris Kusilek (cell)
E-mail: rfsmokenthunder@gmail.com E-mail: _____
Date of Event: July 11th 2026 Hours of Event: 3 pm to 11 pm
July 12th 2026 12 pm to 6 pm
Anticipated Attendance: 2500- 3000 both days
Site Address: 141 State Hwy 35N, River Falls, WI 54022

FEES

Application Fee: \$ 500 (plus professional
Supplemental Application Fees: \$ 20 x 2 (# of additional requests) \$ 40 + \$ 10 fees/expenses
Total Fees: \$ 550 license fee

- All application fees must be submitted with application and are non-refundable.
- Additional fees paid as directed by the Town Clerk.
- Applications are due 90 days before the event start day.

I attest that the information contained in this application is true and correct to the best of my knowledge.

Applicant Signature: [Signature] Date 3-31-26
Owner (of grounds) Signature: [Signature] Date 4-6-26

OFFICE USE ONLY

Date Accepted: 4, 20, 26 Date Received: _____
Date Accepted as Complete: _____
Fee Received: \$ 550 Receipt #: 450252

Town of Troy

Phone: (715) 425-2665
<http://townoftroy.org>

654 Glover Road, Hudson, WI 54016

FAX: (715) 425-2551

River Falls FFA Alumni

PO Box 857 • River Falls, WI 54022 • rfsmokenthunder@gmail.com



March 30th, 2026

Town of Troy
654 Glover Road
Hudson, WI 54016

Doug Rowen Chair and Council,

The River Falls FFA Alumni respectfully submit the following request for approval in facilitating our 2026 event, **Smoke N' Thunder by the Kinni**.

We are seeking approval to host a two-day event on **July 11th and July 12th, 2026**, located in Section 25 of Troy Township on land owned by Chris Kusilek.

- **Saturday, July 11th** will feature an **NTPA Truck and Tractor Pull**, consistent with previous years.
- **Sunday, July 12th** will introduce a new addition to the weekend—a **Demolition Derby**.

This event will serve as a major community gathering, attracting both local residents and visitors who will participate as competitors or attend as spectators. We anticipate strong attendance and a positive economic and social impact for the surrounding area.

The River Falls FFA Alumni is a nonprofit 501(c)(3) organization dedicated to supporting the local FFA chapter and agricultural education within our community. Funds raised from this event directly support:

- Student scholarships
- Agricultural classroom materials and resources
- Student trips to the National FFA Convention
- Development and maintenance of the River Falls School Farm
- Special educational and community projects

We sincerely appreciate the opportunity to host this event and to work collaboratively with Troy Township to ensure its success. We welcome any feedback or recommendations you may have and are committed to operating a safe, well-organized, and community-focused event.

Thank you for your time and consideration of our request.

Sincerely,

Jeff Rixmann – River Falls FFA Alumni President
715-307-1074

River Falls FFA Alumni

PO Box 857 • River Falls, WI 54022 • rfsmokenthunder@gmail.com



Event Plan

1. **Truck and Tractor Pull** July 11th from 4 pm to 11 pm.

- a. Set up work to start at 8am
- b. Pullers will arrive around 12pm
- c. Spectators to arrive starting around 4pm
- d. Main gates to open at 5pm
- e. Event to start at 6pm

2. **Demolition Derby** July 12th from 1 pm to 6 pm.

- a. Set up work to start at 8am
- b. competitors will arrive around 10 am
- c. Spectators to arrive starting around 12pm
- d. Main gates to open at 1pm
- e. Event to start at 2pm

----- Following Information pertains to both days -----

3. Event will be held on land owned by Chris Kusilek – behind Total Excavating.

- a. Located in section 25 of Troy Township.
- b. The land will be rented to the FFA Alumni for the event at no charge.

4. Site preparation will start up to two weeks prior to event.

5. Designated people for security will help provide security for the event. The security will be made up of FFA members and volunteers. Additionally St Croix Sheriff department will assist if an issue would arise.

6. River Falls Fire Department will provide fire and safety assistance at the event.

- a. Contacts: Justin Wilson– Chief 715-426-3534

7. Allina Health EMT's will help provide safety assistance at the event.

- a. Contact: Katie Frey 715-308-0721

8. The River Falls FFA Alumni is requesting a liquor license for the event and any necessary permits (Picnic License).

9. FFA Alumni will contact the City of River Falls since land is in an extra territorial zone.

10. FFA Alumni will work with a local insurance company that will provide liability insurance for the event of two million dollars with an endorsement on alcohol liability and food.

- a. Insurance contact is Ryan Leitch 715-425-0159 with Leitch Insurance agency, Inc.

River Falls FFA Alumni

PO Box 857 • River Falls, WI 54022 • rfsmokenthunder@gmail.com



11. FFA Alumni will work with local motorsports companies to manage the event
 - a. Marvin Epperson 937-683-3844 Pull (NTPA)
 - b. Tour Duden 715-607-0547 Demolition Derby
12. FFA Alumni will provide volunteers for gate/entry, announcer, track help, pit help, security /checking ID's, licensed bartenders, clean up after event.
13. FFA Alumni will have sponsors to provide financial assistance to put event on.
14. FFA Alumni will work with a local distiller to provide the alcohol for the event.
15. FFA Alumni will work with a local supplier that will provide tents for the event.
16. FFA Alumni will work with the River Falls FFA Chapter to provide food.
 - a. Bottled water will be available for purchase.
17. FFA Alumni will provide bleachers for the event.
18. FFA Alumni will work with a local septic company that will provide 27 restrooms for event, two which will be a handicap accessible. Two hand wash stations will also be provided near the food area.
 - a. Contact: 5 Star Restroom Rental 715-760-0573
19. FFA Alumni will work with a local waste management company that will provide the trash removal/Dumpster at the event. Recycling baskets will be obtained from St Croix County Recycling. (50 baskets) The alumni will provide 40 barrels (55 gal) for trash collection.
20. FFA Alumni will work with a local contractor that will provide extra lighting for the event with portable light generators.
21. FFA Alumni will provide any necessary equipment needed, announcer stand and materials that will be needed to put event on.
22. Estimated attendance is 2,500-3,000 people on both days.

River Falls FFA Alumni

PO Box 857 • River Falls, WI 54022 • rfsmokenthunder@gmail.com



Security and Safety

1. All bartenders will be of the legal drinking age.
2. ID's will be checked by a designated member and wristbands will be issued.
3. No carry in alcohol will be allowed.
4. Security will monitor exit gates with no alcohol allowed to leave the fence area.
5. Members of the FFA will be identified with yellow safety vests. All workers on the track will be required to wear a vest.
6. FFA members and security will have two way radios to provide communication.
7. Weather radios will be used to plan for any storms.
8. River Falls Fire and EMT's will be in attendance and have approved the site plan.
9. All gates will be labeled in accordance with site plan.
10. Spectator area will be fenced off from the track and pits.
11. A concrete barrier will be placed on each side of the track to provide safety.
12. All competitors are required to provide safety equipment as stated in the rules.

Competitors without the proper equipment will not be able to participate.

River Falls FFA Alumni

PO Box 857 • River Falls, WI 54022 • rfsmokenthunder@gmail.com



Land Owners Notified

Current Resident
898 Hwy 65
River Falls, WI 54022

Current Resident
900 Hwy 65
River Falls, WI 54022

Fox Enterprises
PO Box 106
Hudson, WI 54016

River Falls Home Furnishings
Owner
155 State Road 35
River Falls, WI 54022

Caliber Collision
Owner
151 State Road 35
River Falls, WI 54022

Kinni Sport and Power LLC
Owner
151 State Road 35
River Falls, WI 54022

Jackman Properties LLC
W12455 851st Ave
River Falls, WI 54022

Tammc Investments LLC
583 Country Oaks Cir
River Falls, WI 54022

Rolling Hills MHP LLC
5100 W 36th St
Unit 16274
Minneapolis, MN 55416

Chris & Dianna Kusilek
N8618 1090th Ave
River Falls, WI 54022

Karen Miller
1303 Crest View Drive
Hudson, WI 54016

Randy Deiss
Deiss Storage
W9763 770th Ave
River Falls, WI 54022

Abundant Life Church
PO Box 335
River Falls, WI 54022

City of River Falls
222 Lewis Street
River Falls, WI 54022

Gerber Collision & Glass
883 WI Hwy 65
River Falls, WI 54022

Robert E Moody Trust
W10297 879th Ave
River Falls, WI 54022

Rollan & Deborah Fuller
PO Box 184
River Falls, WI 54022

Stephen & Brenda Nelson
7656 128th Street W
Apple Valley, MN 55124

River Falls FFA Alumni

PO Box 857 • River Falls, WI 54022 • rfsmokenthunder@gmail.com



Licensed Bartender

Courtney Vorwald & Jake Vorwald
W10499 County Rd FF
River Falls, WI 54022
715-821-0842

Insurance

General Liability and Food & Alcohol
Leitch Insurance Agency
715-425-0159

Pull Event Liability
K & K Insurance Group Inc.
800-348-1839

Insurance policy for 5 million in coverage
with Town of Troy listed.

Food Vendors

River Falls FFA & Alumni
Ryan Pechacek – Chapter Advisor
River Falls High School
818 Cemetery Road
River Falls, WI 54022
715-222-5918
Ryan.pechacek@rfsd.k12.wi.us

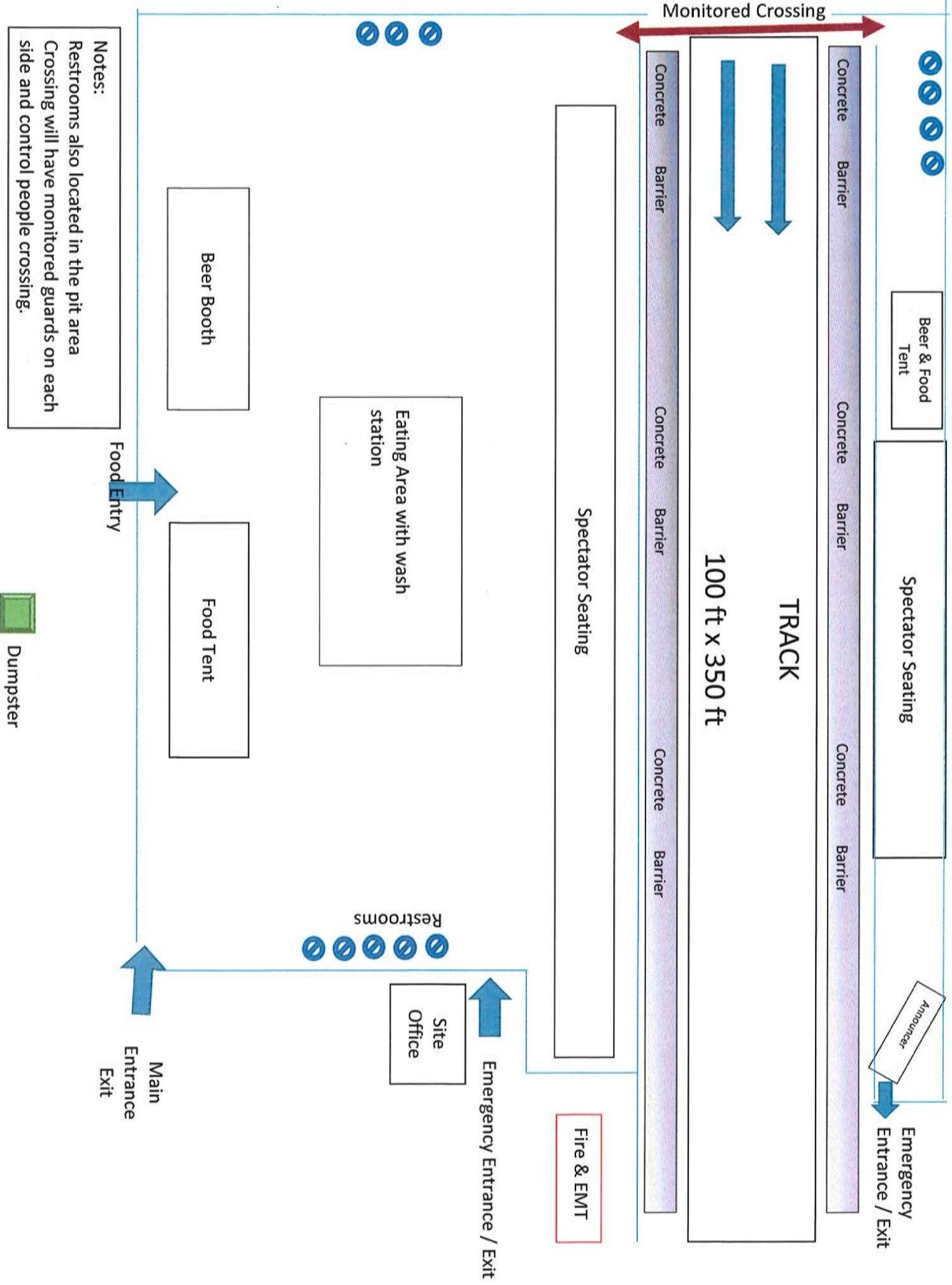
Tom Anderson – Alumni lead
651-248-1640

***River Falls FFA food vendors will
comply with all food, sanitation and
health requirements of the State of
Wisconsin and St. Croix County.***

Per DATCP Website: Retail Food
Establishments Serving Meals and Catering

“A retail food establishment serving meals license is required if you prepare, serve or sell meals to the public. It can be issued by the Wisconsin Department of Agriculture, Trade and Consumer Protection or its Agent health departments. Other types of food-based business include food processors, wholesalers and retail food stores which also require a license from DATCP.

Organizations such as youth groups, churches and service clubs that may occasionally (defined as no more than 3 days during any 12-month period) prepare, serve or sell food to the public do not need a retail food establishment- serving meals license.”



Beer & Food Tent

Spectator Seating

Announcer

Emergency Entrance / Exit

Monitored Crossing

Concrete Barrier Concrete Barrier Concrete Barrier

TRACK
100 ft x 350 ft

Spectator Seating

Fire & EMT

Eating Area with wash station

Beer Booth

Food Tent

Food Entry

Main Entrance / Exit

Site Office

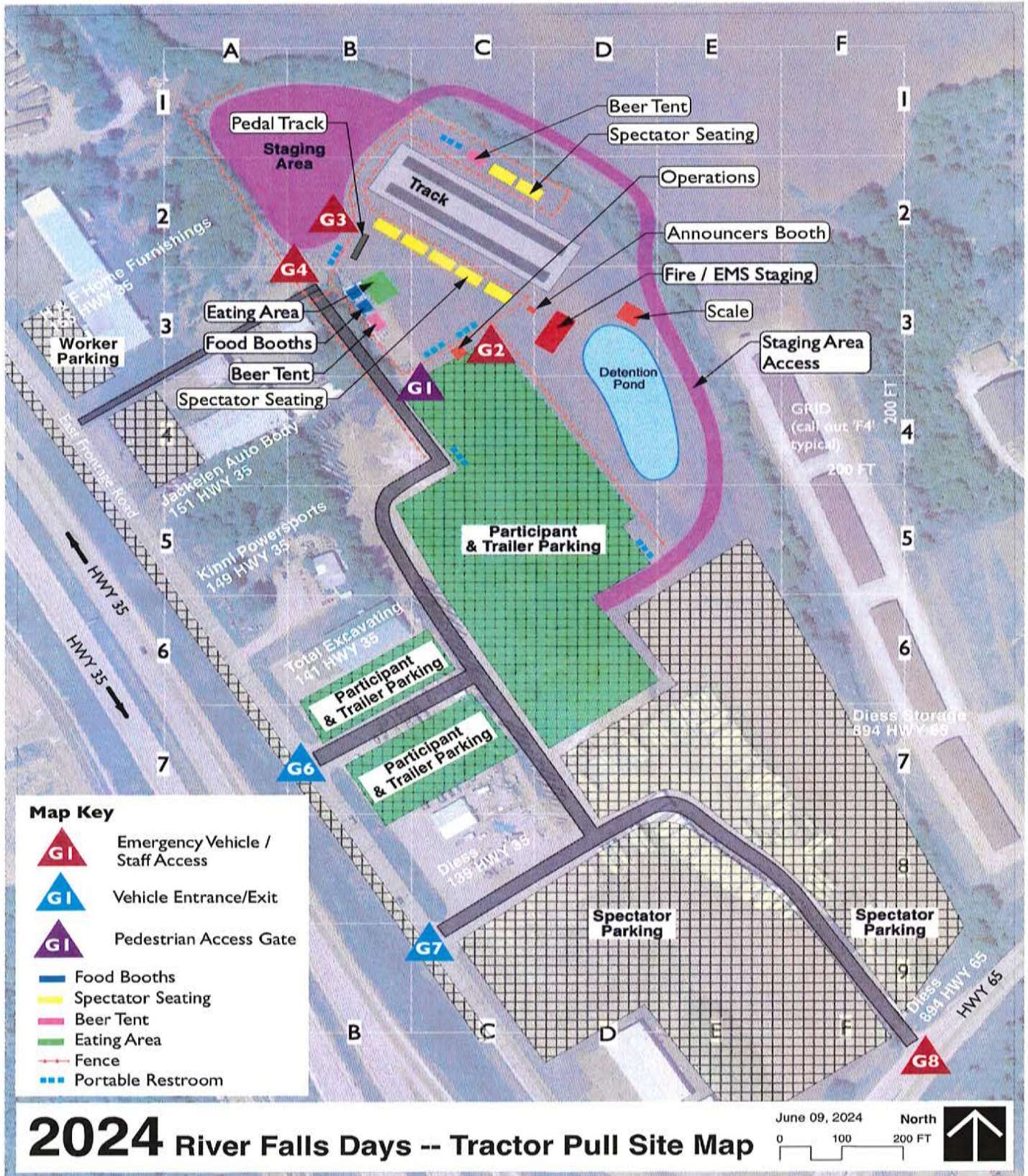
Restrooms

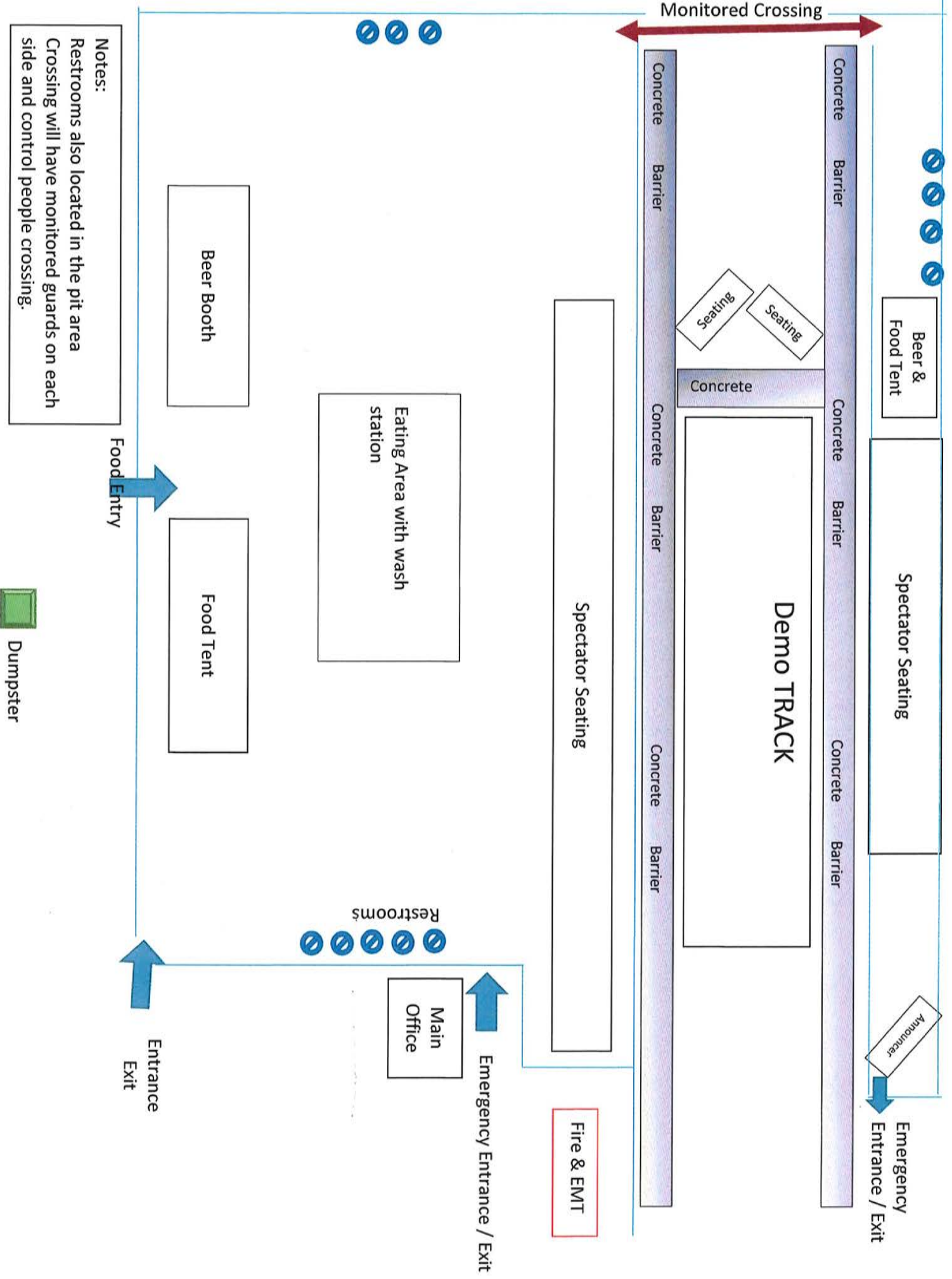
Emergency Entrance / Exit

Notes:
Restrooms also located in the pit area
Crossing will have monitored guards on each side and control people crossing.



Dumpster







RESOLUTION NO.2026-07

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE
OF \$6,010,000 GENERAL OBLIGATION PROMISSORY
NOTES, SERIES 2026A

WHEREAS, on April 16, 2026, the Town Board of the Town of Troy, St. Croix County, Wisconsin (the "Town") adopted a resolution (the "Set Sale Resolution"), providing for the sale of General Obligation Promissory Notes, Series 2026A (the "Notes") for public purposes, including paying the cost of the construction of a fire station (which fire station project was approved by the Town Electors at a special Town meeting held on September 29, 2025), the purchase of fire trucks, curb, gutter and driveway projects, and remodeling and constructing a Town Hall (which Town Hall project was approved by the Town Electors at the Town's Annual Meeting on April 21, 2026) (collectively, the "Project");

WHEREAS, the Town Board hereby finds and determines that the Project is within the Town's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, the Town is authorized by the provisions of Section 67.12(12), Wisconsin Statutes, to borrow money and issue general obligation promissory notes for such public purposes;

WHEREAS, pursuant to the Set Sale Resolution, the Town has directed Ehlers & Associates, Inc. ("Ehlers") to take the steps necessary to sell the Notes to pay the cost of the Project;

WHEREAS, Ehlers, in consultation with the officials of the Town, prepared a Notice of Sale (a copy of which is attached hereto as Exhibit A and incorporated herein by this reference) setting forth the details of and the bid requirements for the Notes and indicating that the Notes would be offered for public sale on May 21, 2026;

WHEREAS, the Town Clerk (in consultation with Ehlers) caused a form of notice of the sale to be published and/or announced and caused the Notice of Sale to be distributed to potential bidders offering the Notes for public sale on May 21, 2026;

WHEREAS, the Town has duly received bids for the Notes as described on the Bid Tabulation attached hereto as Exhibit B and incorporated herein by this reference (the "Bid Tabulation"); and

WHEREAS, it has been determined that the bid proposal (the "Proposal") submitted by the financial institution listed first on the Bid Tabulation fully complies with the bid requirements set forth in the Notice of Sale and is deemed to be the most advantageous to the Town. Ehlers has recommended that the Town accept the Proposal. A copy of said Proposal submitted by such institution (the "Purchaser") is attached hereto as Exhibit C and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town that:

Section 1. Ratification of the Notice of Sale and Offering Materials. The Town Board hereby ratifies and approves the details of the Notes set forth in Exhibit A attached hereto as and for the details of the Notes. The Notice of Sale and any other offering materials prepared and circulated by Ehlers are hereby ratified and approved in all respects. All actions taken by officers of the Town and Ehlers in connection with the preparation and distribution of the Notice of Sale, and any other offering materials are hereby ratified and approved in all respects.

Section 1A. Authorization and Award of the Notes. For the purpose of paying the cost of the Project, there shall be borrowed pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of SIX MILLION TEN THOUSAND DOLLARS (\$6,010,000) from the Purchaser in accordance with the terms and conditions of the Proposal. The Proposal of the Purchaser offering to purchase the Notes for the sum set forth on the Proposal, plus accrued interest to the date of delivery, resulting in a true interest cost as set forth on the Proposal, is hereby accepted. The Chairperson and Town Clerk or other appropriate officers of the Town are authorized and directed to execute an acceptance of the Proposal on behalf of the Town. The good faith deposit of the Purchaser shall be applied in accordance with the Notice of Sale, and any good faith deposits submitted by unsuccessful bidders shall be promptly returned. The Notes shall bear interest at the rates set forth on the Proposal.

Section 2. Terms of the Notes. The Notes shall be designated "General Obligation Promissory Notes, Series 2026A"; shall be issued in the aggregate principal amount of \$6,010,000; shall be dated June 10, 2026; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall bear interest at the rates per annum and mature on the dates and in the principal amounts as set forth on the Pricing Summary attached hereto as Exhibit D-1 and incorporated herein by this reference. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2027. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board. The schedule of principal and interest payments due on the Notes is set forth on the Debt Service Schedule attached hereto as Exhibit D-2 and incorporated herein by this reference (the "Schedule").

Section 3. Redemption Provisions. The Notes maturing on October 1, 2035 and thereafter shall be subject to redemption prior to maturity, at the option of the Town, on October 1, 2034 or on any date thereafter. Said Notes shall be redeemable as a whole or in part, and if in part, from maturities selected by the Town, and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

【The Proposal specifies that 【some of】 the Notes shall be subject to mandatory redemption. The terms of such mandatory redemption are set forth on an attachment hereto as Exhibit MRP and incorporated herein by this reference. Upon the optional redemption of any of the Notes subject to mandatory redemption, the principal amount of such Notes so redeemed shall be credited against the mandatory redemption payments established in Exhibit MRP for such Notes in such manner as the Town shall direct.】

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit E and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the Town are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the Town a direct annual irrepealable tax in the years 2026 through 2045 for the payments due in the years 2027 through 2046 in the amounts set forth on the Schedule.

(B) Tax Collection. So long as any part of the principal of or interest on the Notes remains unpaid, the Town shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Notes, said tax shall be, from year to year, carried onto the tax roll of the Town and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the Town for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Notes when due, the requisite amounts shall be paid from other funds of the Town then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There shall be and there hereby is established in the treasury of the Town, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the Town may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for General Obligation Promissory Notes, Series 2026A" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Notes is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the Town at the time of delivery of and payment for the Notes; (ii) any premium which may be received by the Town above the par value of the Notes and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Notes when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Notes when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the Town, be invested by purchasing the Notes as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the Town, unless the Town Board directs otherwise.

Section 7. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the Town and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Notes have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Notes to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the Town, charged with the responsibility for issuing the Notes, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Notes to the Purchaser which will permit the conclusion that the Notes are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The Town represents and covenants that the projects financed by the Notes and the ownership, management and use of the projects will not cause the Notes to be "private activity bonds" within the meaning of Section 141 of the Code. The Town further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Notes including, if applicable, the rebate requirements of Section 148(f) of the Code. The Town further covenants

that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Notes) if taking, permitting or omitting to take such action would cause any of the Notes to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Notes to be included in the gross income of the recipients thereof for federal income tax purposes. The Town Clerk or other officer of the Town charged with the responsibility of issuing the Notes shall provide an appropriate certificate of the Town certifying that the Town can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The Town also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Notes provided that in meeting such requirements the Town will do so only to the extent consistent with the proceedings authorizing the Notes and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Designation as Qualified Tax-Exempt Obligations. The Notes are hereby designated as "qualified tax-exempt obligations" for purposes of Section 265 of the Code, relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

Section 11. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the Town by the manual or facsimile signatures of the Chairperson and Town Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the Town of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the Town has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Notes and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The Town hereby authorizes the officers and agents of the Town to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 12. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by [_____, which is hereby appointed as the Town's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes] [the Town Clerk or Town Treasurer] (the "Fiscal Agent"). [The Town hereby authorizes the Chairperson

and Town Clerk or other appropriate officers of the Town to enter into a Fiscal Agency Agreement between the Town and the Fiscal Agent. Such contract may provide, among other things, for the performance by the Fiscal Agent of the functions listed in Wis. Stats. Sec.

67.10(2)(a) to (j), where applicable, with respect to the Notes】.

Section 13. Persons Treated as Owners; Transfer of Notes. The Town shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Chairperson and Town Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The Town shall cooperate in any such transfer, and the Chairperson and Town Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 14. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the Town at the close of business on the Record Date.

Section 15. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the Town agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the Town Clerk or other authorized representative of the Town is authorized and directed to execute and deliver to DTC on behalf of the Town to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the Town Clerk's office.

Section 16. Payment of Issuance Expenses. The Town authorizes the Purchaser to forward the amount of the proceeds of the Notes allocable to the payment of issuance expenses to a financial institution selected by Ehlers at Closing for further distribution as directed by Ehlers.

Section 17. Official Statement. The Town Board hereby approves the Preliminary Official Statement with respect to the Notes and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and

Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the Town in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate Town official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The Town Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 18. Undertaking to Provide Continuing Disclosure. The Town hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the Town to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the Chairperson and Town Clerk, or other officer of the Town charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the Town's Undertaking.

Section 19. Record Book. The Town Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 20. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the Town are authorized to take all actions necessary to obtain such municipal bond insurance. The Chairperson and Town Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the Chairperson and Town Clerk including provisions regarding restrictions on investment of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

Section 21. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Town Board or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded May 21, 2026.

Doug Rowen
Chairperson

ATTEST:

April Fredrick
Town Clerk

(SEAL)

EXHIBIT A

Notice of Sale

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT B

Bid Tabulation

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT C

Proposal

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT D-1

Pricing Summary

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT D-2

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

【EXHIBIT MRP

Mandatory Redemption Provision

The Notes due on _____ 1, _____, _____ and _____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on _____ 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on _____ 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on _____ 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on _____ 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on _____ 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)】

EXHIBIT E

(Form of Note)

REGISTERED UNITED STATES OF AMERICA
STATE OF WISCONSIN DOLLARS
ST. CROIX COUNTY
NO. R-____ TOWN OF TROY \$_____
GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2026A

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:
_____, _____ June 10, 2026 _____% _____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$_____)

FOR VALUE RECEIVED, the Town of Troy, St. Croix County, Wisconsin (the "Town"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2027 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by [_____] [the Town Clerk or Town Treasurer] (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the Town are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of \$_____, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the Town pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for public purposes, including paying the cost of the construction of a fire station (which fire station project was approved by the Town Electors at a special Town meeting held on September 29, 2025), the purchase of fire trucks, curb, gutter and driveway projects, and remodeling and constructing a Town Hall (which Town Hall project was approved by the Town

Electors at the Town's Annual Meeting on April 21, 2026, as authorized by a resolution adopted on May 21, 2026) (the "Resolution"). Said Resolution is recorded in the official minutes of the Town Board for said date.

The Notes maturing on October 1, 2035 and thereafter are subject to redemption prior to maturity, at the option of the Town, on October 1, 2034 or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the Town, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

【The Notes maturing in the years _____ are subject to mandatory redemption by lot as provided in the Resolution referred to above, at the redemption price of par plus accrued interest to the date of redemption and without premium.】

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the Town, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note has been designated by the Town Board as a "qualified tax-exempt obligation" pursuant to the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

This Note is transferable only upon the books of the Town kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Notes, and the Town appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal

Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the Town for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Fiscal Agent and Town may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of \$5,000 or any integral multiple thereof.

【This Note shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.】

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the Town of Troy, St. Croix County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified Chairperson and Town Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

TOWN OF TROY
ST. CROIX COUNTY, WISCONSIN

By: _____
Doug Rowen
Chairperson

(SEAL)

By: _____
April Fredrick
Town Clerk

【Date of Authentication: _____, _____】

CERTIFICATE OF AUTHENTICATION

This Note is one of the Notes of the issue authorized by the within-mentioned Resolution of the Town of Troy, St. Croix County, Wisconsin.

By _____
Authorized Signatory】

DRAFT

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)



REGISTRAR AND PAYING AGENT FEE SCHEDULE FOR BOOK-ENTRY ONLY TRANSACTION

I. Initial Fee: \$450.00

The initial fee payable at closing covers:

- 1) Review of final bond documents;
- 2) Communication with Municipal Advisor and Bond Counsel;
- 3) Coordination of delivery of Bond(s) for closing; and
- 4) Set up of necessary accounts and records.

II. Annual Administration Fee: \$400.00

The annual fee, payable in advance, covers:

- 1) Invoicing and collection of scheduled debt service payments;
- 2) Documentation and wiring of scheduled debt service payments;
- 3) Handling all correspondence and communications with The Depository Trust Company;
- 4) Maintenance of Issuer's account;
- 5) Destruction of Bond(s);
- 6) Processing of optional redemption notices; and
- 7) Audit verification letters.

III. Additional Services:

- 1) Processing of Mandatory Sinking Fund Notices - \$100 per notice

Fees for services other than those listed above not contemplated at the time of issuance will be charged based on the type of service performed, expenses incurred, time involved, and responsibility assumed.

The above fees may be subject to periodic review and/or adjustment.

April 27, 2026

CONTINUING DISCLOSURE SERVICES CONTRACT FOR:

The Town of Troy, Wisconsin



Prepared by:

Ehlers
3001 Broadway Street, Suite 320
Minneapolis, MN 55413

BUILDING COMMUNITIES. IT'S WHAT WE DO.



April 27, 2026

The Town of Troy, Wisconsin
654 Glover Road
Hudson, WI 54016

Re: Letter of Engagement to Retain Ehlers as Dissemination Agent for Continuing Disclosure

As an issuer of municipal securities, The Town of Troy, Wisconsin ("Issuer") is required to comply with all continuing disclosure obligations enumerated in the Continuing Disclosure Agreement/Certificate/Undertaking ("CDU") associated with each issue of securities subject to the Rule 15c2-12 of the Securities and Exchange Commission. Many Issuers have CDU's that vary significantly from one CDU to another. Ehlers & Associates, Inc. ("Ehlers") can help you comply with all CDU obligations as Dissemination Agent. Fulfilling this obligation requires research, preparation and filing of disclosure reports within specific time frames.

This Letter of Engagement ("Letter") is being presented to memorialize and clarify the terms of the Issuer's engagement of Ehlers as the Issuer's Dissemination Agent. In this regard, Ehlers agrees to provide Issuer with those services described in Appendix A ("Services"). Ehlers shall be entitled to compensation by the Issuer also as described in Appendix A.

This Letter shall be effective as of the date of its execution by the Issuer and shall remain in effect for a period of one (1) year (the "Initial Term"). This Letter shall renew automatically on each anniversary of the effective date of this Letter (each an "Additional Term"). Notwithstanding the foregoing, this Letter may be terminated by either party upon sixty (60) days prior written notice. The Initial Term and each Additional Term shall collectively be referred to herein as the "Term".

To perform the Services described in this Letter, Issuer agrees to provide Ehlers all information as deemed necessary by Ehlers to fulfill the Issuer's reporting requirements relating to its continuing disclosure obligations ("Continuing Disclosure Information"), and within the applicable timeframe as specified by Ehlers. Issuer acknowledges that Ehlers shall be entitled to rely on all Continuing Disclosure Information provided by the Issuer without further investigation as to its completeness or accuracy.

Issuer shall indemnify, hold harmless and defend Ehlers from and against any damages, costs or other liabilities (including reasonable attorneys' fees) arising from or relating to any breach of this Letter by Issuer, including, but not limited to, damages, costs and other liabilities arising out of any Disclosure Information received and disseminated by Ehlers.

Further, in no event shall Ehlers' total aggregate liability under this Letter be in excess of the amount of fees paid by Issuer to Ehlers during the Term then in effect notwithstanding anything contained herein. In addition, Issuer acknowledges that Ehlers shall not be responsible and/or liable for any errors, misstatements or omissions associated with any continuing disclosure report or filing, or for the correction thereof, that was prepared or disseminated by any party other than Ehlers.

If our engagement under the terms of this Letter is acceptable, please sign this Letter in the appropriate signature block below and return a signed copy to us for our records. If, however, you do not wish to engage our services, please note that election in writing by the appropriate Issuer staff. Please contact me if you have any questions or would like to discuss our engagement further.

Sincerely,

EHLERS & ASSOCIATES, INC.

Sean Lentz
Senior Municipal Advisor

SO ACCEPTED BY ISSUER

Issuer hereby accepts this Letter and engages Ehlers to provide the services noted herein and executes this Letter as of the date noted below:

By: _____ Title: _____

Name: _____ Date: _____

Appendix A

Disclosure Services

Annual Filings, or More Frequently, if Required

- Review and catalog all (CDU)'s of Issuer relative to current and future issues of securities subject to the Rule.
- Collection of information from third parties and Issuer, as applicable, to the extent necessary to prepare the annual (or more frequently, if required) continuing disclosure report.
- Preparing and submitting the annual (or more frequently, if required) continuing disclosure report in a standardized format acceptable for submission to the EMMA system, or any future industry standard.

Event Notices

- Informing Issuer of the events that may require a filing of an Event Notice and the required reporting period for such notices.
- Upon notification by Issuer of any circumstances that may require the filing of an Event Notice, preparing, filing, and providing confirmation of filing the required Event Notice.

Description of Fees

Full Disclosure Services fees shall be assessed as follows:

Number of Issuer Continuing Disclosure Undertakings	Annual Fee
One (1) to three (3) CDU's	\$3,150
Four (4) to six (6) CDU's	\$3,700
Seven (7) or more CDU's	\$4,250

Limited Disclosure Services shall be provided annually for a fee of \$850.

Special Circumstances

If an Issuer's CDU requires periodic filings (quarterly or semiannually) in addition to the annual filings, a fee of \$500 per required CDU filing shall be assessed.

Future Fee Changes

Ehlers reserves the right to adjust fees during the Term of the engagement without prior consent of the Issuer, but not more than annually. Prior to any fee adjustments, the Issuer will be notified in writing of the revised fees and their effective date.

TOWN OF TROY RESOLUTION 2026-08

APPROVAL TO OPEN CUSTODIAL ACCOUNT(S) WITH PERSHING LLC, and ENGAGE
EHLERS INVESTMENT PARTNERS as INVESTMENT ADVISOR

STATE OF WISCONSIN

ST. CROIX COUNTY

WHEREAS, Ehlers Investment Partners LLC, recommends opening brokerage account(s)
for investment of Town funds; and

WHEREAS, Ehlers Investment Partners LLC, as the Town's investment fiduciary, will help
manage and advise the Town on the investment of these funds in accordance with State
Statute.

NOW THEREFORE, BE IT RESOLVED, by the Board of the Town of Troy, that it hereby be
approves the engagement of Ehlers Investment Partners LLC, to open Pershing LLC
brokerage account(s) to aid the Town in the management of investments. The above and
foregoing Resolution was duly adopted by the Board of the Town of Troy at a meeting held
on the 21st day of May, 2026.

Doug Rowen, Town Chairperson

Attest: April Fredrick, Clerk/Treasurer

Fire Sub-station Capital Costs

Recommended Motion:

“The Town award the Fire Sub-Station bid to Berghammer Builders, of Clayton, Wisconsin, in the amount of \$2,014,318, for the Base Bid and Alternate Bid Items #1, #3, and #4, as recommended in the SEH memo dated May 13, 2026, attached.”

Discussion:

The recommended low bid amount is \$2,014,318, as detailed in the attached SEH memo.

Of this, \$1,873,318 is for building construction, \$50,000 is for site preparation, and \$91,000 is related to the generator and other electrical requirements associated with the High Capacity well.

Estimated final fire station costs will be \$1,894,318, and total estimated final capital costs (building, fire trucks, capital equipment, and Planning/Design, are \$3,173,318

Town of Troy Fire Sub-station Capital Cost Estimate			
All Costs	Current Bid	Other Contracts	TOTAL
Fire Station	\$1,873,318	\$21,000	\$1,894,318
Site Prep	\$50,000		\$50,000
Hi-Capacity Well Elec	\$91,000	\$50,000	\$141,000
Pumper		\$750,000	\$750,000
Tanker		\$175,000	\$175,000
Fire Fighter Equipment		\$30,000	\$30,000
Planning/Design		\$154,000	\$154,000
Total	\$2,014,318	\$1,159,000	\$3,173,318

The Town could reduce costs by reducing the size of the station, which would result in a \$100,659 deduction. This would be done by amending the motion to eliminate approving Alt #1 from the recommended motion.



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May 13, 2026

RE: Town of Troy, Wisconsin
Fire Substation Project
SEH No. TROYT 187853

Mr. David Carlson
Town of Troy
654 Glover Rd.
Hudson, WI 54016

On Thursday, April 30, 2026 at 2:00 p.m., four (4) bids were received for the above-referenced project. The bids ranged from a high of \$2,461,000 to a low of \$2,030,973.

	Contractor	Total Base Bid	Alt. 1 Enlarge Building	Alt. 2 Metal Roofing	Alt. 3 Bituminous Pavement	Alt. 4 Soil Corrections
1	Berghammer Builders	\$2,030,973.00	\$100,659.00	\$61,691.00	(\$63,803.00)	(\$53,511.00)
2	C&E Wurzer Builders	\$2,052,288.00	\$97,429.00	\$35,057.00	(\$66,452.00)	(\$57,378.00)
3	Jorgenson Constr. Inc	\$2,249,000.00	\$96,000.00	\$64,000.00	(\$52,000.00)	(\$86,000.00)
4	Shaw-Lundquist Associates, Inc.	\$2,461,000.00	\$121,100.00	\$170,400.00	(\$57,000.00)	(\$4,000.00)

Based on the Base Bid, the low bid received was submitted by Berghammer Builders, of Clayton, Wisconsin in the amount of \$2,030,973.00.

Four Alternate Bid Items were also submitted. Below is a brief description of each Alternate Bid Item:

- Alternate #1 – Additional cost to increase the size of the Apparatus Bay by 15-feet to the north.
- Alternate #2 – Additional cost to provide a standing seam metal roof in lieu of asphalt shingles.
- Alternate #3 – Credit to replace the concrete vehicle drive and parking area with bituminous pavement.
- Alternate #4 – Credit to remove and replace existing poor soils in lieu of deep aggregate pier foundations.

We recommend considering acceptance of Alternate Bid Items #1, #3, and #4 to accommodate future flexibility and growth while maintaining functionality and durability of the substation at the lowest cost.

Based on our review of the bids it is our opinion that Burghammer Builders has submitted the lowest responsive and responsible bid, and they are qualified to complete the work as described in the bidding documents. It is our recommendation to consider awarding the Base Bid and Alternate Bid Items #1, #3, and #4 for the Fire Substation Project to Burghammer Builders in the amount of \$2,014,318.00. This bid amount includes approximately \$91,000 for equipment to support the high-capacity well and approximately \$50,000 for site preparation and soil corrections.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 3535 Vadnais Center Drive, St. Paul, MN 55110-3507

651.490.2000 | 800.325.2055 | 888.908.8166 fax | sehinc.com

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

If you have any additional questions, please contact me at 952.215.8118 or bbergstrom@sehinc.com.

Sincerely,

A handwritten signature in blue ink, reading "Brian Bergstrom". The signature is fluid and cursive, with the first name "Brian" and last name "Bergstrom" clearly legible.

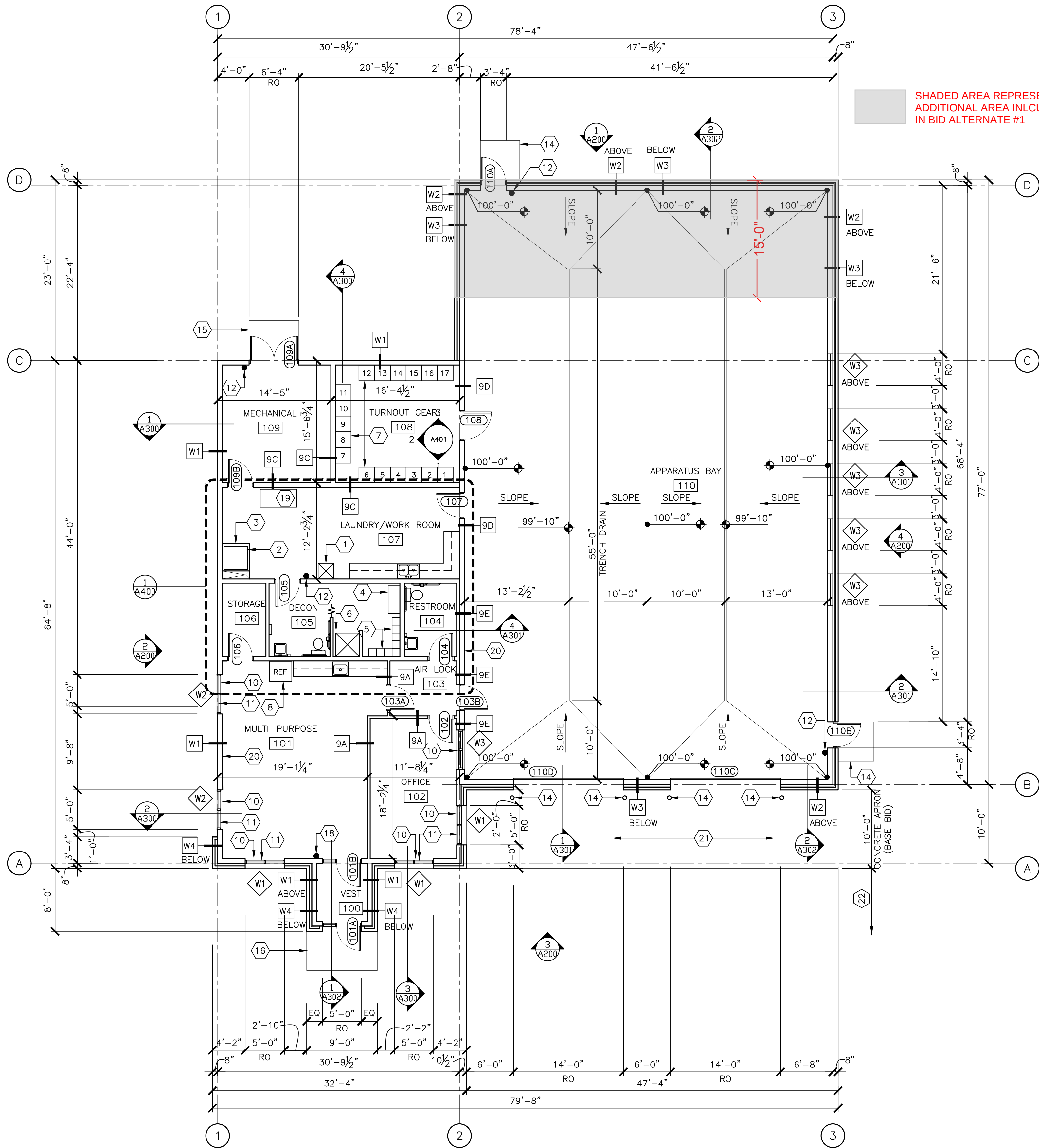
Brian Bergstrom, AIA
Project Manager

ah
c:

X:\PT\T\TROY\187853\6-bid-const\Bidding Docs_Bids Received\Sample Award Letter.docx

FLOOR PLAN KEY NOTES

1. MOP SINK - SEE PLUMBING
2. EXTRACTOR - BY OWNER
3. CONCRETE HOUSEKEEPING PAD WITH RECESSED PIT DRAIN, COORDINATE WITH PLUMBING - SEE DETAIL 5/A500
4. LOCKER ROOM BENCH
5. 2-TIER PREFINISHED METAL LOCKERS ON INTEGRAL BASE
6. SHOWER - SEE PLUMBING
7. 2'-0"x2'-0" WALL MOUNTED GEAR LOCKERS
8. REFRIGERATOR - BY OWNER
9. GRAB BARS, SEE A001 FOR MOUNTING HEIGHT
10. PROVIDE SOLID SURFACE WINDOW SILL
11. PROVIDE WINDOW SHADE, TYPICAL
12. BRACKET MOUNTED FIRE EXTINGUISHER AND BRACKET (FE-2)
13. TRENCH DRAIN - COORDINATE WITH STRUCTURAL AND PLUMBING SEE DETAIL 6/A500
14. 6" ROUND CONCRETE FILLED STEEL PIPE BOLLARD WITH HDPE COVER (RED), SEE DETAIL 1/A501
15. 5'-0"x5'-0" CONCRETE STOOP, SEE STRUCTURAL
16. 6'-4"x5'-0" CONCRETE STOOP, SEE STRUCTURAL
17. 9'-0"x5'-0" CONCRETE STOOP, SEE STRUCTURAL
18. CABINET MOUNTED FIRE EXTINGUISHER (FE-1)
19. GEAR DRYER, BY OWNER
20. BLOCKING FOR WALL MOUNTED MONITOR
21. CONCRETE APRON (BASE BID)
22. CONCRETE SITE PAVEMENT (ALTERNATE BID FOR ASPHALT PAVING)



SHADED AREA REPRESENTS
ADDITIONAL AREA INLCUDED
IN BID ALTERNATE #1

1

FLOOR PLAN - ALTERNATE #1

0 4'-0" 8'-0" 12'-0"

North

FINISHED FLOOR ELEVATION (FFE) = 100'-0" = 1031'.00

Short Elliott Hendrickson Inc.
3535 Vadnais Center Drive
St. Paul, MN 55110-5196
651.490.2000 main | 888.908.8166 fax
800.325.2055 toll free | www.sehinc.com

MARK	DATE	DESCRIPTION

Town of Troy

FIRE SUBSTATION BUILDING

Troy, Wisconsin

SEH FILE NO. TROYT 187853

ISSUE DATE 03/13/2026

DESIGNED BY BMB

DRAWN BY BMB

PROJECT MGR BMB

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SHEET CONTENTS

FLOOR PLAN - ALTERNATE #1

A120

Motion to proceed with final design for Town Hall Expansion and Renovation

Recommended Motion:

I move to authorize SEH to begin final design of the Town Hall Expansion and Renovation project, as specified in the Professional Services Fee Proposal from SEH to the Town of Troy dated January 6, 2026, in the amount of \$48,000.

Discussion:

In January of 2026, the Town contracted with SEH for preliminary design, final design, and bidding, permitting, and construction phase. SEH completed the preliminary design phase. With the approval of the electors, the next step is to authorize Phase-2 Final Design.

Attached is a schedule showing the project from final design through construction.



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MEMORANDUM

TO: David Carlson
Town Administrator

FROM: Brian Bergstrom, AIA (Lic. WI)

DATE: May 12, 2026

RE: Troy Town Hall Renovation and Addition
SEH No. TROYT 189462 14.00

This memorandum summarizes the proposed project schedule for the Troy Town Hall Renovation and Addition project. Preliminary design was completed in the spring of 2026 and is prepared to move into final design upon approval. The schedule below outlines key milestones for final design, permitting, bidding, and anticipated construction.

Proposed Town Hall Project Schedule:

- May 21, 2026 – Anticipated Board approval to proceed with final design.
- August 3, 2026 - Design Development complete
- December 18, 2026 - Construction Documents complete
- December 21, 2026 – Design documents submitted to State of WI for plan review and permitting
- January 4, 2027 – Release bidding documents to bidders
- February 4, 2027 – Bid Opening
- February 18, 2027 – Bids presented to Town Board
- February 19, 2027– Construction contract development (pending board approval)
- March – April 2027 – Shop drawing review and contractor procures materials
- May – November 2027 – Building construction and renovation
- December 2027 – Punch list and final completion
- December 2027 –Furniture installation and move-in
- May 2028 – Exterior site work finalized (final grading and turf establishment)

bmb

c:

x:\pt\l\troyt\189462\2-proj-mgmt\24-sched\troy town hall schedule memo_05122026.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 3535 Vadnais Center Drive, St. Paul, MN 55110-3507

651.490.2000 | 800.325.2055 | 888.908.8166 fax | **sehinc.com**

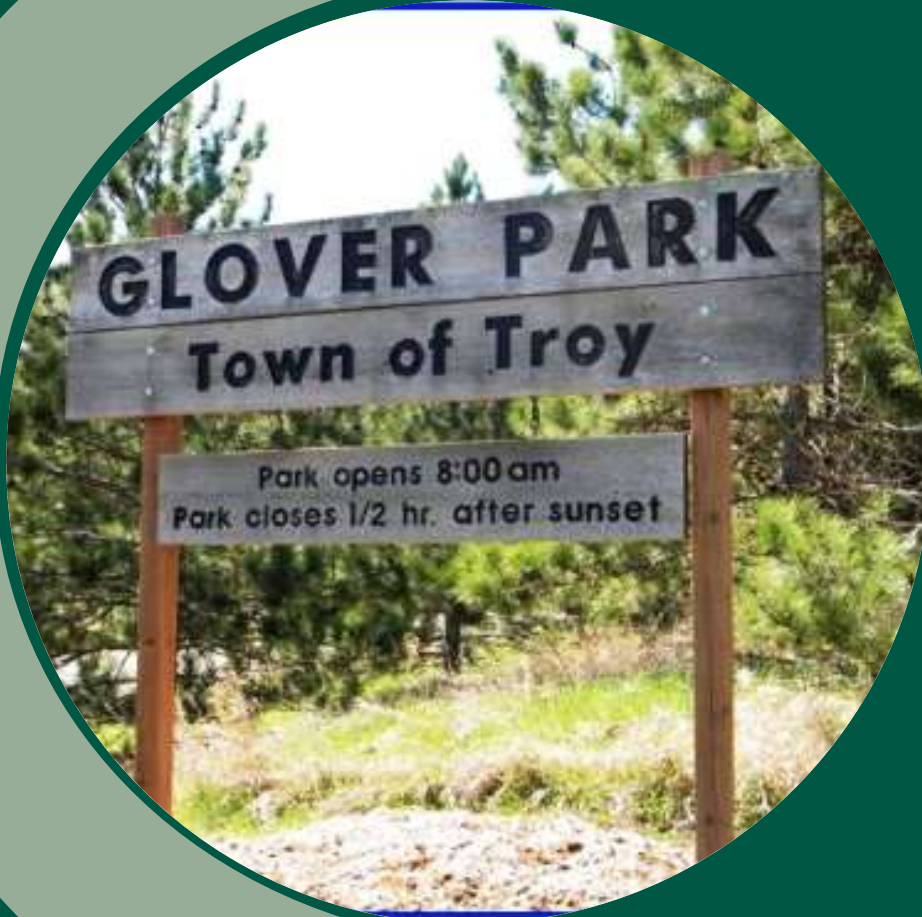
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2027-2032 COMPREHENSIVE OUTDOOR RECREATION PLAN UPDATE

SCOPE OF SERVICES OVERVIEW

TOWN OF TROY
PARKS BOARD
APRIL 28, 2026



Introductions



5 Offices

100+ Employees



BUILDING TRUST

Your Project, Our Passion

- Planning and Grants
- Economic Development
- Architecture
- Structural Engineering
- Municipal Engineering
- Transportation Engineering
- Water Resources Engineering
- Environmental Services
- Wetland Delineation

Menomonie Project Team



ROB JONES, EIT

Project Engineer

29 Years of Experience

Comprehensive Planning

Zoning & Land Division Regs

Design & Feasibility Studies

Stormwater Management



Green Bay Project Team



KEN JAWORSKI

Director of Planning

36 Years of Experience
Comprehensive Planning
Park & Recreation Planning
Recreation Fundraising
Zoning & Land Division Regs



ERIC FOWLE, AICP

Senior Planner / Grant Coordinator

32 Years of Experience
Community Visioning
Park & Recreation Planning
Comprehensive Planning
Urban / Neighborhood Design
Zoning & Land Division Regs
Grant Writing



JUSTIN KEEN, P.E.

Project Engineer

22 Years of Experience
Municipal Utility Design
Stormwater Management Plans
Project Cost Estimating
Project Permitting
Project Inspection & Observation



NICOLE BARBIAUX

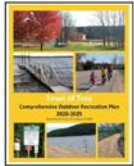
GIS Mapping

10 Years of Experience
GIS Mapping
GIS Data Collection
GIS Analysis
Cartography
Project Hub Creation
On-Line Surveys

Experience

COMPREHENSIVE OUTDOOR RECREATION PLANS

Cedar Corporation has assisted many communities with creating and/or updating existing Outdoor Recreation Plans. Each plan inventories and evaluates a community's existing parks and facilities, develops goals and objectives, analyzes resident demographics and population projections, classifies existing parks, identifies service areas, determines community needs, and develops recommendations for improvements. At the same time, each community has unique aspects that are incorporated into its Plan.



- Parks and recreational opportunities are vital to a community and its users for many reasons including:
1. Creating spaces for physical activity or to simply unwind/improve the health and well-being of users
 2. Providing gathering spaces for the community creating opportunities to gather and meet people
 3. Preserving spaces that improve the environmental health of the community by providing runoff protection, clean air, reduced heat island effect, and protection of wildlife habitat
 4. Providing amenities that attract new residents and visitors which can have a positive economic impact on the community



2024-2028 Comprehensive Outdoor Recreation Plan
Dundee, Wisconsin

In 2023, the City of Dundee hired Cedar Corporation to prepare an extensive update to its existing Outdoor Recreation Plan. The effort included a community-wide survey to determine park facility preferences and needs. Projects were prioritized for a five-year road-improvement plan. The Comprehensive Outdoor Recreation Plan also created the foundation to establish a planned giving and sponsorship program to help fund future park improvements.



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2025-2028 Comprehensive Outdoor Recreation Plan Update
Neenah, Wisconsin

In 2023, the City of Neenah hired Cedar Corporation to prepare an extensive update to its existing Outdoor Recreation Plan. The effort included a community-wide survey to determine park facility preferences and needs. Projects were prioritized for a five-year road-improvement plan. The Comprehensive Outdoor Recreation Plan also created the foundation to establish a planned giving and sponsorship program to help fund future park improvements.



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Springfield Park Master Plan
Buchanan, Wisconsin

Cedar Corporation developed a Master Plan for Springfield Park in the Town of Buchanan for working with the Parks Committee and Town Board. Cedar Corporation had several meetings with the Parks Committee and Town Staff to understand project priorities and discuss proposed improvements. Two Concept Plans were drafted based on feedback. A Public Information Meeting took place at Springfield Park and the public was invited to share thoughts and feedback on the Concept Plans. A final Concept Plan was presented to the Town Board.



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Hickory Park Conceptual Master Plan
Town of Buchanan, Wisconsin

The Town of Buchanan hired Cedar Corporation in 2023 to create a Master Plan for the Hickory Park. The plan serves as a guide for future park development. Cedar Corporation had several meetings with the Town Board and Town Staff to understand project priorities and discuss proposed improvements. Two Concept Plans were drafted based on feedback. A Public Information Meeting took place at Hickory Park and the public was invited to share thoughts and feedback on the Concept Plans. A final Concept Plan was presented to the Town Board.

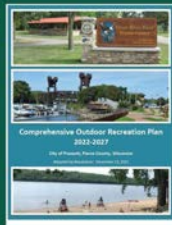


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Previous Experience

Some of the communities that Cedar Corporation has worked with to create/update Comprehensive Outdoor Recreation Plans include:

- Village of Bellevue, Brown Co.
- Village of Bondick, Shawano Co.
- Village of Shawano, Calumet Co.
- Town of Clayton, Winnebago Co.
- City of Kaukauna, Kaukauna Co.
- City of Menomonie, Dunn Co.
- City of Prescott, Pierce Co.
- Village of Batavia Lake, Polk Co.
- Town of Freedom, Outagamie Co.
- Town of Troy, St. Croix Co.
- City of Cornell, Chippewa Co.
- City of De Pere, Brown Co.
- City of Duane, Pepin Co.



An Integrated Services Firm

9



2023-2027 Comprehensive Outdoor Recreation Plan Update
Town of Clayton, Wisconsin

In 2023, the Town of Clayton hired Cedar Corporation to prepare an extensive update to its existing Comprehensive Outdoor Recreation Plan (COPR). The effort included a community-wide survey to determine park facility preferences and needs. Projects were prioritized for a five-year road-improvement plan. The Comprehensive Outdoor Recreation Plan also created the foundation to establish a planned giving and sponsorship program to help fund future park improvements.

A survey of existing outdoor recreation facilities for creating low-impact trails and additional paths which is supported by on-site site visits and interviews with residents.

Herein, the COPR calls for the long-term creation of three new neighborhood parks, one regional park, and two additional conservation areas. Additionally, eight existing parks are identified for improvement. The new trail system will facilitate mountain biking and provide a network of trails for hiking and jogging. The plan also calls for the creation of a new park area, which will include a playground, a picnic area, and a parking lot. The plan also calls for the creation of a new park area, which will include a playground, a picnic area, and a parking lot.

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2025-2029 Comprehensive Outdoor Recreation Plan Update
Shawano, Wisconsin

In 2025, the Village of Shawano hired Cedar Corporation to prepare an extensive update to its existing Comprehensive Outdoor Recreation Plan (COPR). The effort included a community-wide survey to determine park facility preferences and needs. Projects were prioritized for a five-year road-improvement plan. The Comprehensive Outdoor Recreation Plan also created the foundation to establish a planned giving and sponsorship program to help fund future park improvements.

An initial Public Information Meeting, along with the deployment of an on-line Recreation Plan Survey, was conducted to gather input from the community. The survey results were used to inform the development of the Master Plan. The Master Plan includes a list of recommended projects and a timeline for implementation.



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Bethel Park Master Plan
Bellevue, Wisconsin

In 2024, Cedar Corporation provided assistance to the Village of Bellevue, Wisconsin, to prepare a Master Plan and land use plan for Bethel Park. The plan serves as a guide for future park development. Cedar Corporation had several meetings with the Village Board and Town Staff to understand project priorities and discuss proposed improvements. Two Concept Plans were drafted based on feedback. A Public Information Meeting took place at Bethel Park and the public was invited to share thoughts and feedback on the Concept Plans. A final Concept Plan was presented to the Village Board.



The completed Master Plan includes not only the multi-purpose sports field and covered pavilion, but also contains long-term improvements with a connecting path, a stormwater garden, a 'bottle forest' of fruit trees, as well as bathrooms, lighting, and recommendations for signage. The plan also includes a list of recommended projects and a timeline for implementation.

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Legion Park Conceptual Master Plan
Prescott, Wisconsin

The Village of Shawano hired Cedar Corporation in 2023 to create a Master Plan for the Legion Park. The plan serves as a guide for future park development. Cedar Corporation had several meetings with the Town Board and Town Staff to understand project priorities and discuss proposed improvements. Two Concept Plans were drafted based on feedback. A Public Information Meeting took place at Legion Park and the public was invited to share thoughts and feedback on the Concept Plans. A final Concept Plan was presented to the Town Board.



The Legion Park Conceptual Master Plan addresses the facilities that will be required to transform Legion Park into a premier destination for outdoor recreation. The plan includes a list of recommended projects and a timeline for implementation.

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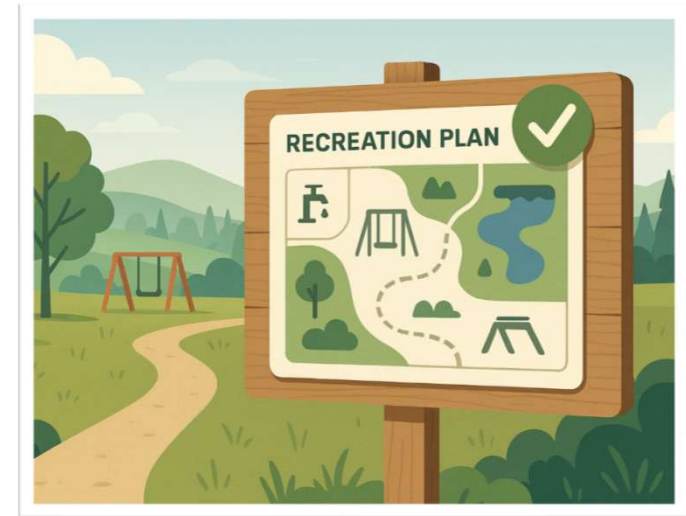
CORP OVERVIEW



What is a CORP?

Definition: *A Comprehensive Outdoor Recreation Plan (CORP)* is a strategic planning document used by Wisconsin local governments to:

- **Assess** existing outdoor recreation resources
- **Identify** community needs and priorities
- **Establish** goals for future park development
- **Guide** recreation management and funding decisions



Who Needs a CORP?

- **NOT a State requirement, but a good investment!**
- **Applicable entities include:**
 - ✓ Cities
 - ✓ Villages
 - ✓ Towns
 - ✓ Counties
 - ✓ Regional Planning Commissions (as implementers or partners)
- **Time Requirement:**
 - ✓ Updated at least every 5 years to remain eligible for grants

Grant Eligibility

A CORP that meets requirements is necessary to apply for:

Knowles-Nelson Stewardship Grants

- Park & Recreation
- Urban Green Space
- Recreational Trails
- Lake Protection Grants
- River Protection Grants

Note: Requirements vary by program.



Core CORP Requirements

A compliant CORP must include:

1. Inventory of Existing Recreation Resources
2. Community Needs & Demand Analysis
3. Assessment of Accessibility
4. Goals, Strategies & 5-Year Action Plan
5. Implementation Strategies
6. Maps and Supporting Documentation



A Visionary CORP!

Take advantage of the process to look long-term.....

1. Systems Thinking

1. Context
2. Functions
3. Connections

2. Active Listening

1. Demands
2. Needs
3. Desires

3. Strategic Prioritization

1. Let Vision guide the details
2. Be flexible and opportunistic
3. Leverage all resources

Need a Plan!



CORP UPDATE SCOPE OF WORK



CORP Report Outline

Chapter 1: Introduction

- Plan Purpose
- History of Recreation Planning
- Current Mission & Vision Statements
- Planning Area Description
- Framework for CORP Development

Chapter 2: Inventory of Recreational Resources

- Overview
- Existing Recreational Resources Inventory
 - Nearby State Parks & Trails
 - Nearby County Parks & Trails
 - Nearby Community Parks & Trails
 - Nearby School District Facilities
 - Private Recreation Facilities
 - Town of Troy Parks & Trails
- Administrative Function Inventory
 - Boards & Committees
 - Park Rules & Regulations
 - Recreation Programming
 - Rental Facilities & Revenues
 - Parks Operation & Maintenance
 - Parks Budget & Funding

Chapter 3: Recreational Needs Analysis

- Overview
 - Population & Demographics
 - Historic Population
 - Population Projections
 - Age Characteristics
 - Households & Household Projections
- Recreational Land Needs
- Recreational Facility Needs
- Comparison with Available Standards
 - State Standards
 - National Standards
 - Locational Needs & Walkability
- Park Classification & Service Area Descriptions

Chapter 4: Recreation Trends, Issues & Opportunities

- Statewide Trends
- Local Trends & Public Opinions
 - Resident Workshop Summary
 - Recreation User Survey Summary
- Identified Community Needs

CORP Report Outline

Chapter 5: Goals and Strategies

- Overview
- Goals & Strategies

Appendix A – Plan Adoption Documentation

Appendix B – Public Workshop Summaries

Appendix C – Recreation User Survey Summary

Appendix D – Recreation Funding Sources

Chapter 6: Park Facility Improvement Recommendations & 5-Year Action Plan

- Overview
- Best Practice Recommendations
- Recommendations for New Parks & Open Space
- Recommendations for Existing Parks & Open Space
- 5-Year Action Plan
- Implementation Programs
- Funding Sources & Opportunities

Phase 1: Information Gathering

Will include:

- Parks, trails, natural areas, water access sites
- Ownership & management details
- Current condition and use
- AmHistory of improvements
- entities & facilities available
- Existing Plans
- Budgets and revenue sources

Combination of text, tables, and maps

Table 2-3: Facilities Inventory, Keating Park

KEATING PARK		Facility Characteristics	
Facility Type		Condition	ADA Accessible
Parking Lot w/ rockvehicle barrier (~20 spaces)		Good	Yes
Youth baseball/softball field w/backstop, fencing, and bleachers		Good	No
Playground equipment		Fair	No
Sandbox		Fair	No
Covered shelter (built in 2024)		Good	Yes
Concrete block restroom / storage structure (built in 2024)		Good	Yes
Storage Shed		Good	No
Picnic tables (4)		Fair	No
Gravel pathway (to Woodside Court)		Fair	Yes
Bike rack		Good	Yes
Dog waste station		Good	Yes
Garbage cans		Good	Yes
Entrance Sign		Fair	n/a
Groundwater well		Good	n/a
Security cameras (4 w/one a license plate reader)		Good	n/a

Source: T. Neenah and Cedar Corporation, 2025

Phase 1: Resources Inventory

CORP will evaluate:

- ADA compliance
- Accessibility for all ages and abilities
- Barriers to recreation participation
- Ideas for improvements



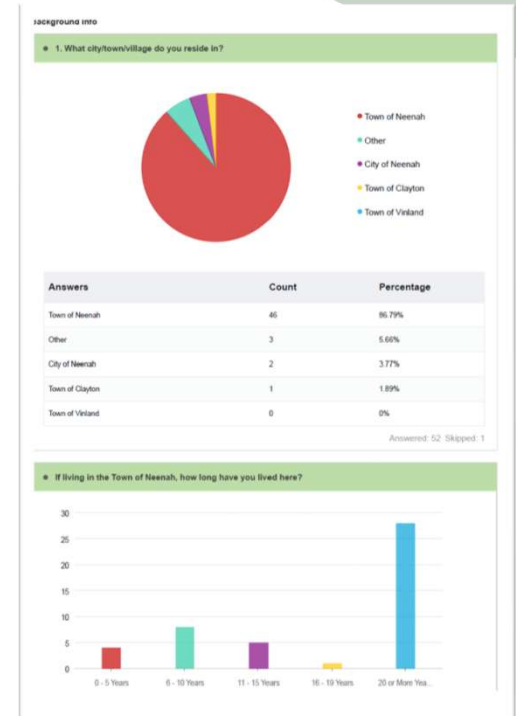
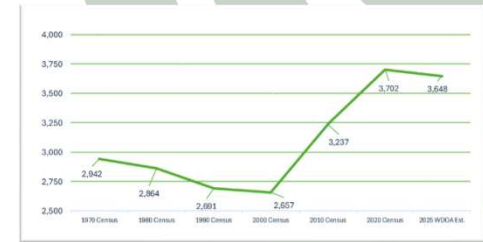
Phase 2: Public Engagement

Methods can include:

- Solicit On-Line Comments
- Community Workshops
- Public Surveys
- Stakeholder Interviews

Outcomes:

- List of Needs & Desires.



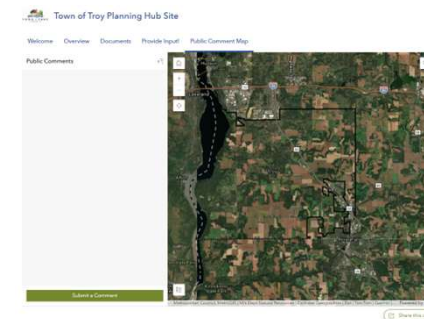
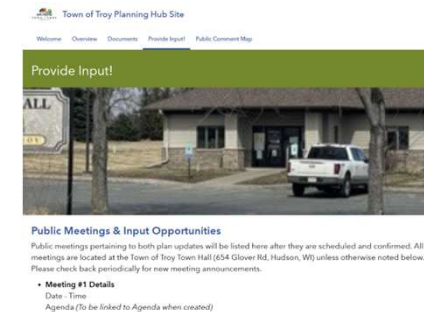
Project Hub Creation

- Modify Current Project Hub to Add CORP Update
- Linked to Town's Homepage
- Managed by Cedar Corporation



About This Site:

This project hub was created for residents and stakeholders of the Town of Troy so they may engage with the Town on the Comprehensive Plan. The last update of its existing Comprehensive Plan occurred in 2014.



Resident Visioning Workshop

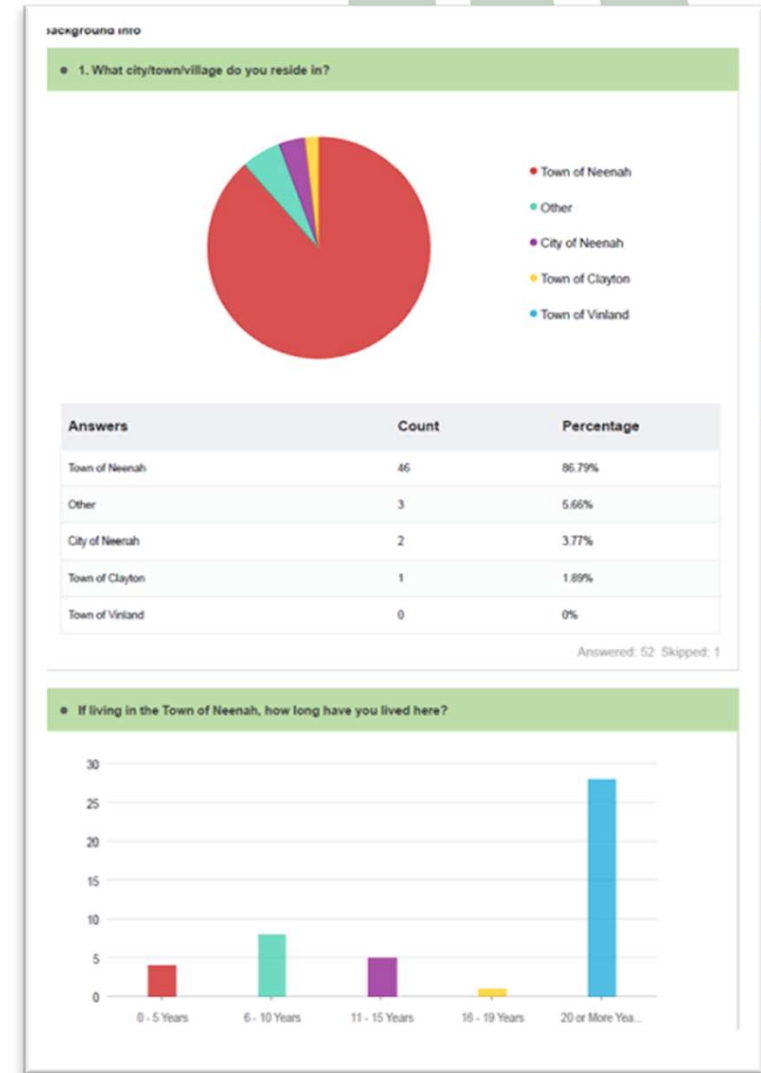
- On Site at Park or Other Indoor Space
- Weekday Evening or Possible Saturday Event
- Cedar Team Prepares Promotional Materials
- Town Provides Promotion Support (Park Rangers?)
- Open House Style w/Short Presentation
- 6 to 7 Interactive Workstations:
 - Assess Current Facilities & Identify Improvements
 - Explore New System-Level Ideas and Opportunities
 - Gauge Support or Concern on Specific Issues
- Cedar Team Prepares Summary Report w/in 30 days



	Single Family Residential	Medium Density Residential	High Density Residential
Single Family Residential (1-2 units per lot)	4 votes	17 votes	3 votes
Medium Density Residential (3-4 units per lot)	13 votes	7 votes	1 vote
High Density Residential (5+ units per lot)	16 votes	3 votes	1 vote
Commercial / Retail	6 votes	16 votes	0 votes
Industrial	11 votes	10 votes	0 votes

On-Line Survey

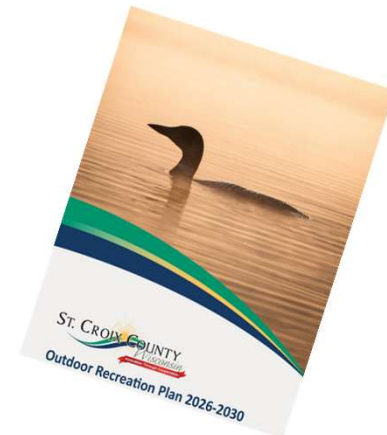
- Prepared with Input from Parks Board
- Keep to Approximately 20 questions
- Built by Cedar Team using Survey123
- Linked from QR Code, Town Website, and Project Hub
- 4-week Availability
- Cedar Team Prepares Summary Report w/in 30-days
- Major Determinant for Potential Improvements/Expansions



Phase 3: Needs Assessment

Review & Comparisons:

- Demographic Trends
- NRPA Standards
 - 10 acres/1,000 population
 - Facility Types
 - Service Areas
- Review of Current Plans & Budgets
 - WI SCORP as Guidance
 - St. Croix County CORP
 - Neighboring Community CORPs.



Phase 4: Plan Development

Evaluation of Current CORP Statements:

- **Goals** are broad, value-based statements that express general public priorities and preferences
- **Objectives (or Strategies)** are more specific \and are measurable statements usually attainable through direct implementation of plan recommendations.
- **Recommendations** are specific actions, projects or activities that are intended to achieve a particular plan goal, objective, or policy.

Phase 4: 5-Year Action Plan

5-Year Action Plan should link:

- Needs → Proposed Projects → Timeline → Cost Estimate
- Acknowledgement of long-term vision for major projects.
- A guide, not a budget!

Table 13: City of Kewaunee CORP Five-Year Action Plan (2025-2029)



NOTES:
1) Marina, boat launch, campground, and cemetery budgeted for separately.
2) * Denotes 3% annual escalator.

	2025	2026	2027	2028	2029	Long-Term (2030+)
Estimated Revenues						
General Budget* (\$117k base + \$115k from Public Works budget for labor expense)	\$ 232,000	\$ 238,960	\$ 246,129	\$ 253,513	\$ 261,118	
Sponsorship/Donations	\$ 5,000	\$ 10,000	\$ 25,000	\$ 50,000	\$ 100,000	
Fundraising Event Revenue	\$ 250	\$ 500	\$ 750	\$ 1,000	\$ 1,250	
Grants	\$ 30,000	\$ 100,000	\$ 275,000	\$ 100,000	\$ 100,000	
Revenues Subtotal	\$ 267,250	\$ 349,460	\$ 546,879	\$ 404,513	\$ 462,368	
Estimated Expenditures / Projects						
Events / Programming / Administrative & Promotion	\$ 12,000	\$ 24,860	\$ 13,731	\$ 14,363	\$ 35,006	
Events & Programming (CAPS)*	\$ 12,000	\$ 12,360	\$ 12,731	\$ 13,113	\$ 13,506	
Marketing & Promotion (Storymap, Map development & printing, etc.)		\$ 5,000	\$ 1,000	\$ 1,250	\$ 1,500	
Kieweg Park/Memorial Field Master Plan		\$ 7,500				
Update CORP to 2030-2034 (including survey)					\$ 20,000	
Maintenance & Supplies*	\$ 158,500	\$ 163,255	\$ 168,153	\$ 173,197	\$ 178,393	
General Park & Facility Labor (mowing, tree trimming, beach combing, clean-up, painting, minor repairs, etc.). Cost allocated to Public Works budget.	\$ 115,000	\$ 118,450	\$ 122,004	\$ 125,664	\$ 129,434	
Building Maintenance	\$ 20,000	\$ 20,600	\$ 21,218	\$ 21,855	\$ 22,510	
Equipment & Maintenance (capital costs)	\$ 15,000	\$ 15,450	\$ 15,914	\$ 16,391	\$ 16,883	
Beautification	\$ 7,000	\$ 7,210	\$ 7,426	\$ 7,649	\$ 7,879	
Ball Diamond Maintenance	\$ 1,500	\$ 1,545	\$ 1,591	\$ 1,639	\$ 1,688	
Capital Projects Needs & Desires	\$ 93,300	\$ 147,300	\$ 787,000	\$ 290,000	\$ 289,750	\$ 2,390,000
Security Monitoring Equipment		\$ 3,000	\$ 1,000	\$ 1,000	\$ 1,000	
Misc. Park Amenities (benches, tables, waste containers, etc.)	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
Wayfinding / Directional Signage (new and replacement)		\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
Solar Lighting Upgrades (parks and trails)		\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
New Park Equipment & Facilities (subtotal of below items)	\$ 88,300	\$ 129,300	\$ 771,000	\$ 274,000	\$ 273,750	\$ 2,390,000
City Park (Scott & Milwaukee)						
NO IDENTIFIED PROJECTS						
Scott Street Greenspace						
NO IDENTIFIED PROJECTS						
Selner Park & Beach						
1 30'x60' building addition (meeting space)						\$ 240,000
3 Exterior path lighting		\$ 3,000				
1 Outdoor shower/water extension			\$ 20,000			
2 Property acquisition (614 Lake / 718 Main)						\$ 750,000
800 l.f. Sidewalk/path connections					\$ 32,000	
720 s.y. Main St. ADA parking expansion			\$ 11,000			
55 l.f. Rebuild staircase				\$ 32,000		
180 l.f. Pedestrian crosswalk markings	\$ 1,000					

Phase 5: Plan Presentation & Adoption

Formal Adoption of CORP Required:

- 2nd Public Engagement Meeting
 - Plan Edits (if required)
- Parks Board Adoption & Recommendation
 - No public hearing required
- Town Board Adoption via Resolution
- WDNR (sent for review upon completion)

ADDITIONAL DETAILS

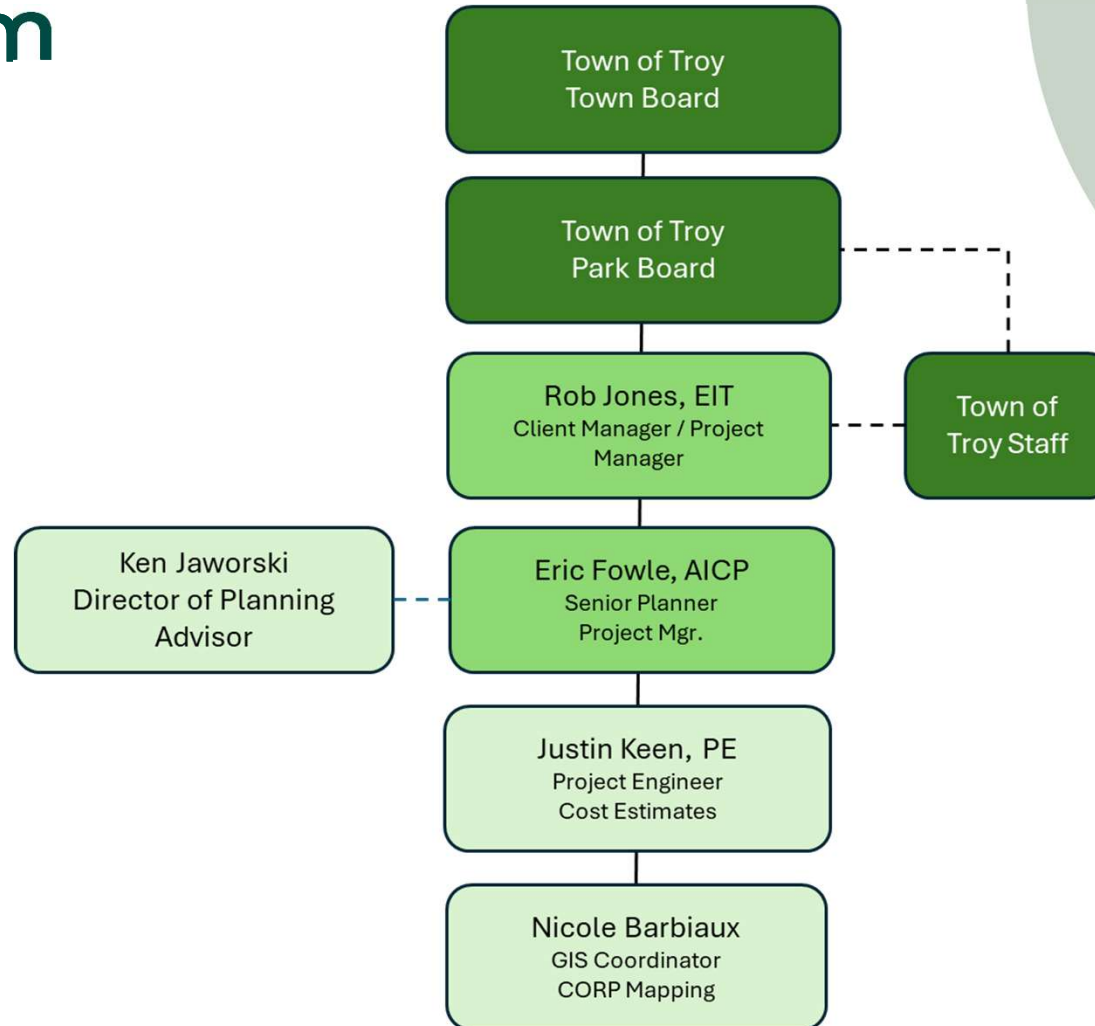


Required supporting materials:

- ## Clear visual aids improve usability.



Project Team



Proposed Timeline



Wrap Up / Next Steps

- Typical Cost Range - \$15-\$25k depending on size of community, number of facilities, and plan needs.
- Estimate for Town of Troy is \$16,500.
 - If get started in mid-late 2026, Town can spread cost over two budget years.
- Cedar is Flexible / Adjustable
 - Timeframe
 - Efforts
 - Costs
- Next Step: Consider Contract Approval



THANK YOU!

ERIC FOWLE, AICP - SENIOR PLANNER

DIRECT PHONE: (920) 785-7307

EMAIL: ERIC.FOWLE@CEDARCORP.COM

WEB: WWW.CEDARCORP.COM



Town of Troy Purchasing Policy – Concept Discussion

The purpose of a Purchasing Policy is to establish clear, consistent, and lawful procedures for the purchase of goods, services, construction, and software.

The Town does not currently have an adopted purchasing policy

Staff propose drafting a policy that, in part, would allow staff the authority to approve purchases for the operations and maintenance of existing equipment, facilities, and supplies up to set limits.

What spending limits should staff have for approving purchases without Town Board approval?

- Town Administrator?
- Town Clerk/Treasurer?
- Public Works Lead?

Should the Town Administrator/Town Board Chairperson have the authority to allow those limits to be exceeded, and if yes, by what amount?

What type of purchases/contracts should be reserved for the Town Board?

- What dollar amount?
- What type of purchases/contracts?

T:\Admin Team\Admin Processes\Purchasing Policy questions.docx

Town of Troy, Wisconsin
Resolution No. 2026-09

A resolution authorizing the Town Administrator to serve as Project Manager for construction of the Town of Troy Fire Sub-station project

WHEREAS, the Town Board of the Town of Troy, Wisconsin is authorized under Chapters 60 and 66 of the Wisconsin Statutes to manage town affairs, enter into public works contracts, and oversee town construction projects; and

WHEREAS, the Town Board finds that municipal construction projects benefit from centralized project coordination, fiscal oversight, and clear administrative responsibility; and

WHEREAS, the Town Administrator is qualified to serve as the Town's Project Manager for designated municipal construction projects, while recognizing that professional construction, architectural, and engineering services must be provided by appropriately licensed professionals as required by law;

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Troy, Wisconsin, as follows:

1. Designation

The Town Administrator is designated as Project Manager for the Town of Troy Fire Sub-station project as authorized by the Town Board.

2. Project Management and Contract Administration Authority

The Town Administrator shall act as the Town's administrative project representative, coordinate contractors and consultants, and administer contracts approved by the Town Board. The Administrator shall not provide professional construction, engineering, or architectural services requiring licensure under Wisconsin law.

3. Financial Oversight and Change Orders

The Town Administrator may monitor expenditures, certify pay applications, and approve individual change orders not exceeding \$25,000, in consultation with the Town

Chair, provided such changes do not increase the approved project budget and are reported to the Town Board.

4. Quality Assurance and Compliance

The Town Administrator shall ensure compliance with approved plans, contracts, inspections, and applicable laws.

5. Communication, Documentation, and Reporting

The Town Administrator shall provide regular updates to the Town Board and maintain project records in accordance with Wisconsin public records laws.

6. Authority Reserved

The Town Board retains final authority over contracts, budgets, and major scope changes.

Adopted this ____ day of _____, 20__.

Doug Rowen, Chair

April Fredrick, Clerk

\\TOTNAS1\Town_Repository\Admin Team\Office Documents\Resolutions\2026\2026 -07
Town_of_Troy_Project_Manager_Resolution.docx

May 13, 2026

Sean Duffy
U.S. Secretary of Transportation
United States Department of Transportation
1200 New Jersey Avenue, SE
Washington, DC 20590



RE: Letter of Support – St. Croix County Rural Highway Safety Implementation Project

Dear Secretary Duffy,

We are writing in strong support of St. Croix County's application for funding through the Safe Streets and Roads for All (SS4A) Grant Program. This grant application represents a strategic and data-driven investment in roadway safety that will directly reduce crash risk and improve conditions for both drivers and non-motorized users across the county.

We understand that the County will use this funding for the construction of low-cost, high-impact safety improvements on rural curves, segments, and intersections across the County Trunk Highway System using Federal Highway Administration Proven Safety Countermeasures such as lighting, chevron signage, enhanced edgelines, rumble strips, and other key strategies to create a safe environment for all travelers in St. Croix County. The application also supports funding for four (4) critical corridor studies for County Trunk Highways.

One corridor in the study, CTH F, is a minor arterial in the Town that connects communities (Troy, Hudson, Prescott, Clifton, and River Falls), farmers to suppliers and markets, students to Hudson and River Falls school district, the regional population to over 1,000 acres of recreational areas including the Upper St. Croix Scenic Riverway. It also serves as a major corridor for fire and EMS services for Town residents. As development has increased, motorized and non-motorized traffic safety is an increasing concern. Additionally, the Town is considering the future of bicycle and pedestrian access in this corridor, as well as improving motorized safety access improvements with connecting roadways.

The Town of Troy supports the County's leadership in advancing this project and recognizes the importance of collaborative partnerships in delivering meaningful safety improvements. This project reflects a coordinated, multi-jurisdictional effort to enhance safety for all roadway users, including residents, commuters, school transportation, and freight traffic. The Town of Troy fully supports the County's SS4A application and looks forward to continued coordination and collaboration through the project's development and implementation.

Thank you for your consideration of this application and for your continued commitment to advancing roadway safety nationwide.

Approved May 21st, 2026, by the Town Board of the Town of Troy

Sincerely,

Doug Rowen, Town Chairperson
Town of Troy, St. Croix County, WI



TOWN of TROY
654 Glover Road, Hudson, WI 54016
Phone: (715)425-2665 Fax: (715)425-2551

Administrators Report – Thursday, May 21, 2026

Coming Attractions

May 26 – Park Board

June 4 - Plan Commission

June 18 – Regular Town Board Meeting

I have had two good meetings with Disposal Center employees about operations of the disposal center at our new location, and we discussed how we can better collect information that we need to report to the County for our Recycling Grant. Very positive, very focused on optimizing operations.

I have started meeting (ok, one meeting) with property owners in the Utility Corridor of the draft Boundary Agreement. Good meeting and discussion.

We have received our bond rating from Moody's – Aa3, which is an excellent rating for a town in Wisconsin. The money quote is "The Aa3 issuer rating reflects the town's strong financial performance supported by growing property tax revenues and prudent budget management". I have attached the press release and their credit analysis.

Status Updates

Fire Sub-Station – Recommended bids are in the packet, along with a short summary of where we are financially.

Town Hall Renovation/Expansion – We are getting ready to present at the Electors Meeting.

Disposal Center Relocation – Bids will be opened on May 18th, with a recommendation presented at the Town Board next week.

Security/Camera system at Town facilities – You will see more action as we proceed with the Fire Station project.

Zoning and Subdivision in the Town. Things are quiet with a few discussions, but nothing major.

Comprehensive Plan. Separate agenda item. Doug is leading the effort. Plan Commission was very positive about some of the preliminary discussions regarding land use.

MOODY'S

RATINGS

Rating Action: Moody's Ratings assigns initial Aa3 issuer rating to the Town of Troy, WI; assigns Aa3 to GO Notes, Series 2026A

14 May 2026

New York, May 14, 2026 -- Moody's Ratings (Moody's) has assigned an initial Aa3 issuer rating to the Town of Troy, WI and a Aa3 rating to the town's General Obligation Promissory Notes, Series 2026A, which have a proposed par value of about \$6 million. Following the sale, the town will have about \$6 million of debt outstanding.

RATINGS RATIONALE

The Aa3 issuer rating reflects the town's strong financial performance supported by growing property tax revenues and prudent budget management, balanced by its comparatively small operating size that trails similarly rated peers. The available fund balance ratio was around 80% or higher since fiscal 2021 before a decline to \$784,000, representing 35% in fiscal 2025. The decline is because of capital projects that will be reimbursed by the current bonds and grants. Reserves will likely recover to around 70% of revenue in fiscal 2026. The town is well positioned to maintain its financial position with no plans to spend down reserves.

The town benefits from a growing local economy near Hudson, WI and the Twin Cities as residential development has been ongoing for several years. Resident incomes (190% of the US) and full value per capita (\$271,611) are higher than peers. The town's current bond issuance will increase the long-term liabilities ratio to around 250% but will moderate over time because of no additional debt plans. Governance is a key driver for this rating action and reflects the town's sound financial management and maintenance of a long-term capital plan. It also incorporates the town's cash-basis audits that prohibits analysis of accruals, depreciation of capital assets and other disclosures typical of local government financial statements.

The Aa3 rating on the town's general obligation unlimited tax (GOULT) bonds is at the same level as the issuer rating. The GOULT bonds are backed by the town's full faith and credit pledge and authority to levy dedicated property tax that is not limited by rate or amount and is levied on all taxable property within the town.

RATING OUTLOOK

We do not assign outlooks to local governments with this amount of debt.

FACTORS THAT COULD LEAD TO AN UPGRADE OF THE RATINGS

- Material growth and diversification of tax base that leads to a larger scale of operations on a nominal basis
- More robust disclosure of financial position, including GAAP-compliant audited financial statements

FACTORS THAT COULD LEAD TO A DOWNGRADE OF THE RATINGS

- An available fund balance ratio consistently under 50%
- A long-term liabilities ratio above 300%

PROFILE

The Town of Troy is located just south of the City of Hudson in St. Croix County, roughly 25 miles east of the Twin Cities. The town comprises an area of 36.2 square miles and provides services to over 5,500 residents.

METHODOLOGY

The principal methodology used in these ratings was US Cities and Counties published in December 2025 and available at <https://ratings.moodys.com/rmc-documents/455983>. Alternatively, please see the Rating Methodologies page on <https://ratings.moodys.com> for a copy of this methodology.

REGULATORY DISCLOSURES

For further specification of Moody's key rating assumptions and sensitivity analysis, see the sections Methodology Assumptions and Sensitivity to Assumptions in the disclosure form. Moody's Rating Symbols and Definitions can be found on <https://ratings.moodys.com/rating-definitions>.

For any affected securities or rated entities receiving direct credit support/credit substitution from another entity or entities subject to a credit rating action (the supporting entity), and whose ratings may change as a result of a credit rating action as to the supporting entity, the associated regulatory disclosures will relate to the supporting entity. Exceptions to this approach may be applicable in certain jurisdictions.

For ratings issued on a program, series, category/class of debt or security, certain regulatory disclosures applicable to each rating of a subsequently issued bond or note of the same series, category/class of debt, or security, or pursuant to a program for which the ratings are derived exclusively from existing ratings, in accordance with Moody's rating practices, can be found in the most recent Credit Rating Announcement related to the same class of Credit Rating.

For provisional ratings, the Credit Rating Announcement provides certain regulatory disclosures in relation to the provisional rating assigned, and in relation to a definitive rating that may be assigned subsequent to the final issuance of the debt, in each case where the transaction structure and terms have not changed prior to the assignment of the definitive rating in a manner that would have affected the rating.

Moody's does not always publish a separate Credit Rating Announcement for each Credit Rating assigned in the Anticipated Ratings Process or Subsequent Ratings Process.

Regulatory disclosures contained in this press release apply to the credit rating and, if applicable, the related rating outlook or rating review.

At least one ESG consideration was material to the credit rating action(s) announced and described above. Moody's general principles for assessing environmental, social and governance (ESG) risks in our credit analysis can be found at https://ratings.moodys.com/documents/PBC_1462204.

Please see <https://ratings.moodys.com> for any updates on changes to the lead rating analyst and to the Moody's legal entity that has issued the rating.

Please see the issuer/deal page on <https://ratings.moodys.com> for additional regulatory disclosures for each credit rating.

Umar Farooq
Lead Analyst

Gera McGuire
Additional Contact

Releasing Office:
Moody's Investors Service, Inc.
250 Greenwich Street
New York, NY 10007
U.S.A

CREDIT OPINION

14 May 2026



Send Your Feedback

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Troy (Town of) WI

Initial credit analysis

Summary

[Troy \(Town of\) WI's](#) (Aa3) credit profile is characterized by its growing local economy, strong financial performance on a limited scale nominally, and slightly elevated long-term leverage that will moderate over time.

Credit strengths

- » High economic metrics tied to a larger growing local economy
- » Strong financial position

Credit challenges

- » Nominally limited scale of operations compared to peers
- » Limited revenue-raising flexibility because of state-imposed levy limits

Rating outlook

We do not assign outlooks to local governments with this amount of debt.

Factors that could lead to an upgrade

- » Material growth and diversification of tax base that leads to a larger scale of operations on a nominal basis
- » More robust disclosure of financial position, including GAAP-compliant audited financial statements

Factors that could lead to a downgrade

- » An available fund balance ratio consistently under 50%
- » A long-term liabilities ratio above 300%

Key indicators

Exhibit 1

Troy (town Of) WI

	2022	2023	2024	2025	Aa Medians
Economy					
Resident income ratio (%)	190.3%	187.3%	190.4%	N/A	114.1%
Full Value (\$000)	\$1,203,118	\$1,321,659	\$1,371,864	\$1,510,971	\$3,130,196
Population	5,479	5,508	5,563	N/A	22,330
Full value per capita (\$)	\$219,587	\$239,953	\$246,605	N/A	\$140,110
Annual Growth in Real GDP	2.3%	1.2%	N/A	N/A	1.9%
Financial Performance					
Revenue (\$000)	\$2,065	\$1,874	\$2,303	\$2,217	\$57,424
Available fund balance (\$000)	\$1,709	\$1,901	\$2,032	\$784	\$31,108
Net unrestricted cash (\$000)	\$2,107	\$2,328	\$2,699	\$1,548	\$43,921
Available fund balance ratio (%)	82.8%	101.4%	88.2%	35.3%	56.8%
Liquidity ratio (%)	102.0%	124.2%	117.2%	69.8%	80.3%
Leverage					
Debt (\$000)	\$0	\$0	\$0	\$0	\$38,979
Adjusted net pension liabilities (\$000)	\$0	\$0	\$369	\$243	\$36,275
Adjusted net OPEB liabilities (\$000)	\$0	\$0	\$0	\$0	\$3,698
Other long-term liabilities (\$000)	\$0	\$0	\$0	\$0	\$1,773
Long-term liabilities ratio (%)	0.0%	0.0%	16.0%	11.0%	175.0%
Fixed costs					
Implied debt service (\$000)	\$0	\$0	\$0	\$0	\$2,605
Pension tread water contribution (\$000)	\$0	\$0	\$12	N/A	\$1,547
OPEB contributions (\$000)	\$0	\$0	\$0	\$0	\$167
Implied cost of other long-term liabilities (\$000)	\$0	\$0	\$0	\$0	\$122
Fixed-costs ratio (%)	0.0%	0.0%	0.5%	0.5%	9.6%

For definitions of the metrics in the table above please refer to the [US Cities and Counties Methodology](#) or see the Glossary in the Appendix below. Metrics represented as N/A indicate the data were not available at the time of publication. The medians come from our most recently published [US Cities and Counties Median Report](#). The real GDP annual growth metric cited above is for the Minneapolis-St. Paul-Bloomington, MN-WI.

Sources: US Census Bureau, Troy (town Of) WI's financial statements and Moody's Ratings

Profile

The Town of Troy is located just south of the City of Hudson in St. Croix County, roughly 25 miles east of the Twin Cities. The town comprises an area of 36.2 square miles and provides services to over 5,500 residents.

Detailed credit considerations

The Town of Troy will continue to benefit from its location near Hudson, WI which has been growing in residential development over the past few years. Resident incomes (190% of the US) and full value per capita (\$271,611) are higher than peers. While the town is primarily residential, there is commercial/industrial presence in Hudson and even more in the Twin Cities which is at a commutable distance for residents.

The town currently does not have any long-term debt but is in the process of issuing around \$6 million for fire department and town hall projects. The long-term liabilities ratio will be around 250% and will moderate over time because of no additional debt plans.

The available fund balance ratio will likely increase to around 70% in fiscal 2026 (year-end Dec. 31) primarily because of over \$1 million in reimbursements from the bonds and grants for projects that caused the spend down of reserves to \$784,000 in fiscal 2025. The town has historically held very strong reserve and liquidity levels because of growing property tax revenues and prudent budget management.

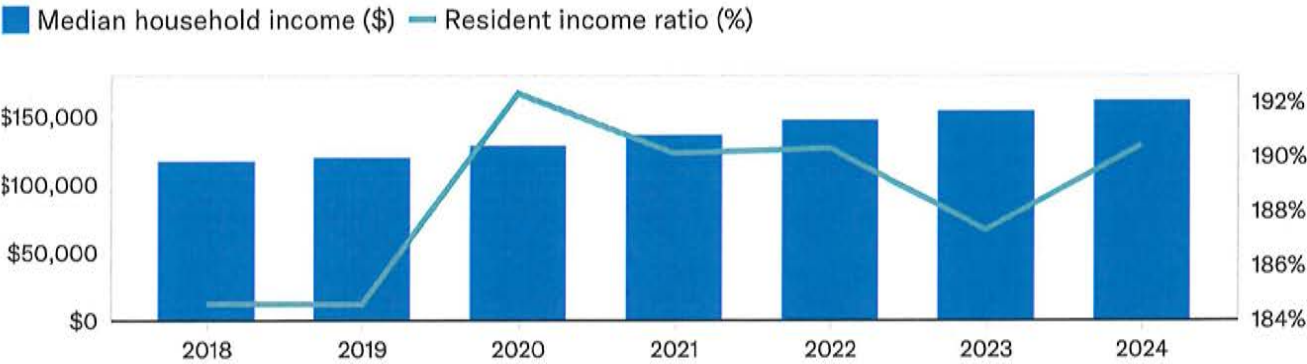
The town has a small number of full-time employees and rely more on other entities for various services as a cost effectiveness measure. While the financial ratios are strong, the town's limited scale of operations on a nominal scale which exposes the town

This publication does not announce a credit rating action. For any credit ratings referenced in this publication, please see the issuer/deal page on <https://ratings.moodys.com> for the most updated credit rating action information and rating history.

to event risk because a single event could have a material impact on the credit profile. Additionally, the town reports its year-end financials on a cash basis which prohibits analysis of accruals, depreciation of capital assets and other disclosures typical of local government financial statements.

Economy

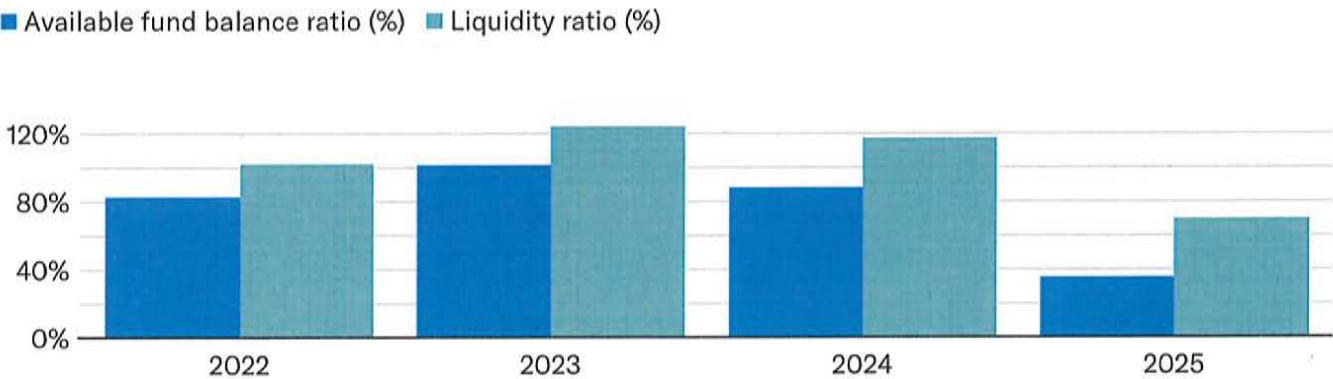
Exhibit 2
Resident incomes have gradually increased



Source: Source: US Census Bureau - American Community Survey 5-Year Estimates; US Bureau of Economic Analysis; Moody's Ratings

Financial operations

Exhibit 3
Reserves have historically been very strong; will recover in fiscal 2026 after reimbursements for capital



Source: Moody's Ratings; Troy (Town Of) WI's financial statements

ESG considerations

Environmental

Environmental considerations are not a material factor to the town's credit profile at this time.

Social

Social considerations include the town's strong resident incomes and full value per capita. Population has increased 14% over the last decade and should increase further because of ongoing residential development.

Governance

The town has a formal fund balance policy to maintain between 20% and 30% of general fund expenditures and they also maintain a five-year capital plan. Wisconsin cities have a fair ability to match revenues to expenditures. The primary revenue sources (property taxes and municipal utility fees) are generally subject to strict state-imposed caps, including a cap that limits increases in the property tax levy to the amount of net new construction. Cities can go to voters to increase property taxes above the cap. Expenditures are somewhat flexible because collective bargaining is curbed for non-public safety employees.

Rating methodology and scorecard factors

The [US Cities and Counties Methodology](#) includes a scorecard that summarizes the rating factors generally most important to city and county credit profiles. Because the scorecard is a summary and may not include every consideration in the credit analysis for a specific issuer, a scorecard-indicated outcome may or may not map closely to the actual rating assigned.

Exhibit 4

Troy (Town of) WI

	Measure	Weight	Score
Economy			
Resident income ratio	190.4%	10.0%	Aaa
Full value per capita	271,611	10.0%	Aaa
Economic growth metric	-0.9%	10.0%	Aa
Financial Performance			
Available fund balance ratio	35.3%	20.0%	Aaa
Liquidity ratio	69.8%	10.0%	Aaa
Institutional Framework			
Institutional Framework	A	10.0%	A
Leverage			
Long-term liabilities ratio	11.0%	20.0%	Aaa
Fixed-costs ratio	0.5%	10.0%	Aaa
Notching factors			
Limited scale of operations	-1.0		
Financial disclosures	-1.5		
Scorecard-Indicated Outcome			Aa3
Assigned Rating			Aa3

The Economic Growth metric cited above compares the five-year CAGR of real GDP for Minneapolis-St. Paul-Bloomington, MN-WI to the five-year CAGR of real GDP for the US.
 Sources: US Census Bureau, Troy (town Of) WI's financial statements and Moody's Ratings



TOWN *of* TROY
Clerk/Treasurer Report

Thursday, May 21st, 2026

Looking Back:

- Have been prioritizing meetings with our Financial Advisors, and Bond Attorneys to finalize our borrow.
 - o Worked on the Preliminary Official Statement
 - o Presented with Doug & David to Moody's on the Town's Rating for the Issuance
 - o Discussed the reporting process on an annual basis for the Issuance
 - o Discussed with Ehlers/Investment Advisor to prepare for the Issuance
- Went to the Treasurer's Conference and Workshop in Green Bay.
 - o Workshop was very informative, had an opportunity to connect with other municipalities who have borrowed before.
 - o Discussed levy limit strategies to better impact the taxpayer
 - o Discussed opportunities for improvement on standard practices within the Town
- Had a successful Board of Review and Open Book meeting.

Moving Forward:

- Preparing for Liquor License season
 - o Emailed all current liquor license holders with the 2025 & 2026 state law updates
- Notary Applications
 - o Working with Insurance Agent
- Town Hall Storage Plan
 - o Dissecting our current filing system for restructuring into the new layout

5/17/2026

9:26 AM

Statement of Revenues & Expenditures - Detail

Page: 1

ACCT

Fund: All Funds

Dated From: 1/01/2026

Thru: 4/30/2026

Account Number		2026 April	2026 Total
100-00-41110-000-000	GENERAL PROPERTY TAXES	717,778.29	717,778.29
100-00-41115-000-000	PERS PROPERTY TAX COLLECTION		
100-00-41116-000-000	PERSONAL PROP TAX CHARGEBACK		
100-00-41117-000-000	LOTTERY TAX COLLECTION	22,745.77	28,330.09
100-00-41140-000-000	MOBILE HOME FEES	217.35	1,105.80
100-00-41150-000-000	FOREST CROPLAND/MFL		
100-00-41200-000-000	SALES - SALES AND USE TAX		
100-00-41320-000-000	IN LIEU OF TAX		
TAXES		740,741.41	747,214.18
100-00-43410-000-000	STATE SHARED REVENUES		
100-00-43411-000-000	SHARED REV COUNTY & MUNI AID		
100-00-43412-000-000	SHARED REV UTILITY AID		
100-00-43413-000-000	SHARED REV SUP CNTY & MUNI AID		
100-00-43420-000-000	2% FIRE DUES		
100-00-43440-000-000	PERSONAL PROPERTY AID		
100-00-43530-000-000	TRANSPORTATION AIDS	68,701.17	137,402.34
100-00-43760-000-000	OTHER STATE AID	69.79	69.79
100-00-43791-000-000	CTY RECYCLING GRANTS		
INTERGOVERNMENTAL REVENUES		68,770.96	137,472.13
100-00-44050-000-000	LICENSES AND PERMITS	6,317.00	19,963.00
100-00-44100-000-000	BUS & OCCUPATIONAL LICENSE		
100-00-44102-000-000	DOG LICENSES	10,237.50	15,995.70
100-00-44103-000-000	ANIMAL CONTROL	282.83	518.53
100-00-44110-000-000	LIQUOR & MALT BEVERAGE LICENSE	50.00	50.00
100-00-44115-000-000	OPERATORS LICENSES		
100-00-44300-000-000	BUILDING PERMITS		14,364.00
100-00-44310-000-000	UTILITY PERMITS		750.00
100-00-44400-000-000	ZONING PERMITS & FEE'S		
100-00-44401-000-000	ZONING APPLICATION FEES	3,394.00	11,460.95
100-00-44402-000-000	OTHER REGULATION PERMIT FEES		
LICENSES AND PERMITS		20,281.33	63,102.18
100-00-45100-000-000	LAW & ORDINANCE VIOLATIONS	833.33	3,333.32
100-00-45110-000-000	LATE DOG LICENSES		
FINES, FORFEITS AND PENALTIES		833.33	3,333.32
100-00-46100-000-000	CLERK'S FEE'S	50.00	594.75
100-00-46220-000-000	FIRE PROTECTION FEE'S	3,951.00	19,499.68
100-00-46310-000-000	CHARGES FOR SERV -ROADS	-1,500.00	1,500.00

Dated From: 1/01/2026 Fund: All Funds
Thru: 4/30/2026

Account Number		2026 April	2026 Total
100-00-46430-000-000	SOLID WASTE DISPOSAL	12,197.00	41,734.00
100-00-46435-000-000	RECYCLING USER FEES ONLY		
100-00-46720-000-000	PARK RENTALS & OTHER	20.00	20.00
100-00-46725-000-000	COVE BOAT LAUNCH FEES	1,690.85	2,666.85
100-00-46730-000-000	BALL PARK CONCESSIONS		
PUBLIC CHARGES FOR SERVICES		16,408.85	66,015.28
100-00-48100-000-000	INTEREST REVENUE	932.86	29,726.75
100-00-48110-000-000	IMPACT FEE INTEREST	1,553.78	4,572.44
100-00-48200-000-000	RENTAL INCOME		
100-00-48300-000-000	SALE OF RECYCLE MATERIAL		
100-00-48500-000-000	DONATION FUND		
100-00-48600-000-000	IMPACT FEES	3,150.00	15,750.00
100-00-48900-000-000	MISC REVENUE		2,462.56
100-00-48910-000-000	IMPACT FEES COLLECTED		
MISCELLANEOUS REVENUES		5,636.64	52,511.75
100-00-49100-000-000	TRANSFER FROM IMPACT FEE TO GE		
OTHER FINANCING SOURCES			
Total Revenues		852,672.52	1,069,648.84

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Statement of Revenues & Expenditures - Detail

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ACCT

Fund: All Funds

Dated From: 1/01/2026

Thru: 4/30/2026

Account Number		2026 April	2026 Total
100-00-51100-110-000	TOWN BOARD WAGES	10,786.25	21,409.00
100-00-51100-130-000	TOWN BOARD SOC SEC/MED	825.14	1,637.80
100-00-51100-390-000	TOWN BOARD OTHER EXPENSE		208.43
100-00-51300-000-000	MUNICIPAL ATTORNEY		645.00
100-00-51400-390-000	GENERAL ADMINISTRATIVE	3,994.80	14,176.35
100-00-51410-110-000	ADMIN WAGES	8,560.00	34,426.46
100-00-51410-130-000	ADMIN SOC SEC/MED	737.46	2,798.86
100-00-51410-131-000	ADMIN RETIREMENT	694.08	2,634.23
100-00-51410-132-000	ADMIN HEALTH INS	1,080.00	2,160.00
100-00-51410-224-000	ADMIN CELL PHONE		
100-00-51410-330-000	ADMIN MILEAGE		
100-00-51410-331-000	ADMIN TRAINING & EDUCAT		
100-00-51410-390-000	ADMIN OTHER EXPENSE		
100-00-51420-110-000	CLERK/TREAS WAGES	5,360.00	21,243.39
100-00-51420-114-000	CLERK/TREAS DEP C/T DL FEES		
100-00-51420-130-000	CLERK/TREAS SOC SEC/MED	449.25	1,781.96
100-00-51420-131-000	CLERK/TREAS RETIREMENT	422.83	1,677.16
100-00-51420-132-000	CLERK/TREAS HEALTH INS	512.60	2,050.40
100-00-51420-224-000	CLERK/TREAS CELL PHONE		
100-00-51420-330-000	CLERK/TREAS MILEAGE	169.08	481.12
100-00-51420-331-000	CLERK/TREAS TRAINING & EDUCAT	-6,070.00	
100-00-51420-390-000	CLERK/TREAS OTHER EXPENSE	149.33	304.85
100-00-51425-110-000	DEP CLERK/TREAS WAGES	2,598.60	8,863.73
100-00-51425-130-000	DEP CLERK SOC SEC/MED	198.80	676.16
100-00-51425-310-000	CLERK/TREAS OFFICE SUPPLIES		
100-00-51430-110-000	OFFICE SUPPORT WAGES	346.50	1,699.95
100-00-51430-130-000	OFFICE SUPPORT SOC SEC/MED	5.02	24.64
100-00-51440-110-000	ELECTIONS WAGES	2,831.00	2,831.00
100-00-51440-130-000	ELECTIONS SOC SEC/MED	121.72	235.21
100-00-51440-390-000	ELECTIONS OTHER EXPENSE	-1,123.41	559.19
100-00-51510-211-000	ACCOUNTS EXP AUDITOR		
100-00-51520-000-000	TREASURER'S EXP (OLD GL)	6,070.00	6,070.00
100-00-51530-212-000	ASSESSOR ASSESSOR CONTRACT		6,900.00
100-00-51530-390-000	ASSESSOR OTHER EXPENSE		
100-00-51600-000-000	TOWN HALL EXPENSES	120.00	1,110.97
100-00-51600-220-000	TOWN HALL UTILITIES	847.68	4,987.14
100-00-51700-000-000	GENERAL GOVERNMENT	1,323.28	3,649.54
100-00-51930-510-000	INSURANCE PROPERTY/LIABIITY		
100-00-51930-520-000	INSURANCE WORKMAN'S COMP		
100-00-51930-521-000	GEN GOV'T FARM BUREAU		
100-00-51930-522-000	GEN GOV'T OTHER INSURANCE		

Dated From: 1/01/2026
Thru: 4/30/2026
Fund: All Funds

Account Number		2026 April	2026 Total
GENERAL GOVERNMENT		41,010.01	145,242.54
100-00-52100-000-000	LAW ENFORCEMENT	2,208.00	7,828.00
100-00-52200-000-000	RIVER FALLS FIRE PROTECTION		167,990.52
100-00-52201-000-000	HUDSON FIRE PROTECTION		
100-00-52215-600-463	TROY FIRE SUBSTATION	871.02	53,465.80
100-00-52300-000-000	RIVER FALLS AMBULANCE		
100-00-52400-000-000	BUILDING INSPECTOR	5,244.30	17,552.70
100-00-52500-000-000	OTHER PUBLIC SAFETY		619.42
PUBLIC SAFETY		8,323.32	247,456.44
100-00-53300-110-000	HWY & STREETS WAGES	11,585.00	46,276.37
100-00-53300-130-000	HWY & STREETS SOC SEC/MED	886.26	3,540.18
100-00-53300-131-000	HWY & STREETS RETIREMENT	345.60	1,378.22
100-00-53300-132-000	HWY & STREETS HEALTH INS		
100-00-53300-220-000	HWY & STREETS UTILITIES		
100-00-53300-224-000	HWY & STREETS CELL PHONE REIMB		
100-00-53300-330-000	HWY & STREETS MILEAGE		
100-00-53300-331-000	HWY & STREETS TRAINING & EDUCA		
100-00-53300-340-000	HWY & STREETS OPERATIONS	485.45	2,176.07
100-00-53300-341-000	HWY & STREETS FUEL FOR EQUIPME	38.56	9,431.60
100-00-53300-351-000	HWY & STREETS ROAD MAINTENANCE	409.80	47,665.60
100-00-53300-352-000	HWY & STREETS MINOR ROAD REPAI		483.36
100-00-53300-353-000	HWY & STREETS LOCAL CONSTRUCTI		
100-00-53300-353-003	HWY & STR ST.ANNES PKWY PROJ.		47,379.29
100-00-53300-370-000	HWY & STREETS ROADWAY SUPPLIES	318.84	768.84
100-00-53300-400-000	HWY & STREETS SHOP & BLDGSUPP	928.02	6,238.36
100-00-53300-700-000	HWY & STREETS LRIP/TRID/TRIS		6,000.00
100-00-53300-820-001	HWY & STR 25 LRIP COULEE TRAIL		
100-00-53300-820-002	HWY & STREETS CHINNOK LANE		
100-00-53300-820-003	HWY & STRT ILWACO		71,792.22
100-00-53630-000-000	SOLID WASTE DISPOSAL	9,614.20	41,592.35
100-00-53630-110-000	SOLID WASTE & RECYCLING WAGES	2,289.38	7,846.65
100-00-53630-130-000	SOLID WASTE & RECY SS/MED	175.16	600.34
100-00-53630-220-000	SOLID WASTE & RECYCLING UTILIT	132.94	587.15
100-00-53630-340-000	SOLID WASTE & RECY OPERATIONS	100.00	1,500.00
100-00-53635-000-000	RECYCLING	2,430.16	2,552.34
PUBLIC WORKS		29,739.37	297,808.94
100-00-54110-000-000	ANIMAL CONTROL	555.55	1,136.95

Dated From: 1/01/2026 Fund: All Funds
Thru: 4/30/2026

Account Number		2026 April	2026 Total
HEALTH AND HUMAN SERVICES		555.55	1,136.95
100-00-55200-110-000	PARK BOARD WAGES	455.00	1,388.00
100-00-55200-111-000	PARK RANGER WAGES	965.13	3,477.59
100-00-55200-112-000	PARKS OTHER WAGES	96.00	224.50
100-00-55200-130-000	PARKS SOC SEC/MED	106.32	347.01
100-00-55200-131-000	PARKS RETIREMENT		
100-00-55200-132-000	PARKS HEALTH INS		
100-00-55200-330-000	PARKS MILEAGE	469.08	1,664.27
100-00-55200-340-000	PARKS OPERATIONS		366.77
100-00-55200-390-000	PARKS OTHER EXPENSE		
100-00-55201-340-000	GLOVER PARK OPERATIONS	446.21	2,395.68
100-00-55202-340-000	PEMBLES ACCESS OPERATIONS		
100-00-55203-340-000	COVE BOAT LAUNCH OPERATIONS	245.00	245.00
CULTURE, RECREATION AND EDU.		2,782.74	10,108.82
100-00-56400-000-000	PLAN COMMISSION WAGES	216.00	1,663.80
100-00-56400-113-000	PLAN COMMISSION SECRETARY	138.75	1,106.25
100-00-56400-130-000	PLAN COMMISSION SOC SEC/MED	27.13	211.85
100-00-56400-390-000	PLAN COMMISSION OTHER EXPENSE		
100-00-56900-500-000	ZONING PRE- APPLICATION	330.00	1,942.50
100-00-56900-501-000	ZONING RESIDENT QUESTIONS		807.50
100-00-56900-502-000	ZONING VIOLATIONS		
100-00-56900-503-000	ZONING CODE UPDATES		560.00
100-00-56900-504-000	ZONING MAP UPDATES	412.50	2,822.50
100-00-56900-505-000	ZONING ADMIN GENERAL ADMIN	1,017.50	3,572.50
100-00-56900-506-000	ZONING COMP PLAN UPDATES	2,520.00	7,080.00
100-00-56905-000-000	GENERAL ENGINEERING SERVICES	1,815.00	3,942.50
100-00-56910-000-000	DEVELOPMENT FEES-REIMBURSABLE		
100-00-56925-000-000	ENGINEER - UTILITY PERMIT WORK	742.50	742.50
CONSERVATION AND DEVELOPMENT		7,219.38	24,451.90
100-00-57100-000-000	CAPITAL OUTLAY		
100-00-57111-000-000	GEN GOV'T - OFFICE EQUIP		
100-00-57112-000-000	SANITATION:RECYCLING OUTLAY		
100-00-57113-000-000	HWY EQUIPMENT OUTLAY		53,999.24
100-00-57120-820-000	GENERAL ADMIN CAP IMPROVEMENTS		
100-00-57140-820-000	CAP OUTLAY GEN PUB BUILDNS		19,061.20
100-00-57220-810-000	CAPOUT FIRE PROT CAP EQUIP		67,782.65
100-00-57220-820-000	CAPOUT FIRE PROT CAP IMPROV	16,991.00	71,247.70
100-00-57420-820-000	CAP OUTLAY REFUS & GARB COLLEC		

Dated From: 1/01/2026 Fund: All Funds
Thru: 4/30/2026

Account Number	2026 April	2026 Total
100-00-57620-820-000 CAP OUT CULTURE REC EDU PARKS		
CAPITAL OUTLAY	16,991.00	212,090.79
100-00-58100-000-000 DEBT SERVICE PRINCIPAL		
100-00-58200-000-000 DEBT SERVICE INTEREST		
DEBT SERVICE		
100-00-59100-000-000 IMPACT FEE TRANSFER TO GENERAL		
OTHER FINANCING USES		
Total Expenses	106,621.37	938,296.38
Excess of Revenues Over (Under) Expenditures	746,051.15	131,352.46

ALL Posted From: 4/01/2026 From Account:
Thru: 4/30/2026 Thru Account:

---- Journal Entry ----

Number	Date		Debit	Credit
BILLING	4/01/2026	A/R Bill - LAND USE 04/01/2026		
100-00-13100-000-000		ACCOUNTS RECEIVABLE	9,460.95	
		LAND USE Receivable - Bills		
100-00-44401-000-000		ZONING APPLICATION FEES		9,460.95
		LAND USE - Bills		
		Total	9,460.95	9,460.95
BILLING	4/01/2026	A/R Bill - DOG TAGS 04/01/2026		
100-00-13100-000-000		ACCOUNTS RECEIVABLE	14,317.50	
		DOG TAGS Receivable - Bills		
100-00-44102-000-000		DOG LICENSES		14,317.50
		DOG TAGS - Bills		
		Total	14,317.50	14,317.50
BILLING	4/09/2026	A/R Bill - ANIMAL CNTRL 04/09/2026		
100-00-13100-000-000		ACCOUNTS RECEIVABLE	147.13	
		ANIMAL CNTRL Receivable - Bills		
100-00-44103-000-000		ANIMAL CONTROL		147.13
		ANIMAL CNTRL - Bills		
		Total	147.13	147.13
BILLING	3/11/2026	A/R Bill Reversal - LAND USE 03/11/2026		
100-00-13100-000-000		ACCOUNTS RECEIVABLE		3,249.07
		LAND USE Receivable - Bills		
100-00-44401-000-000		ZONING APPLICATION FEES	3,249.07	
		LAND USE - Bills		
		Total	3,249.07	3,249.07
BILLING	3/11/2026	A/R Bill Reversal - DOG TAGS 03/11/2026		
100-00-13100-000-000		ACCOUNTS RECEIVABLE		4,500.00
		DOG TAGS Receivable - Bills		
100-00-44102-000-000		DOG LICENSES	4,500.00	
		DOG TAGS - Bills		
		Total	4,500.00	4,500.00
BILLING	3/18/2026	A/R Bill Reversal - LAND USE 03/18/2026		
100-00-13100-000-000		ACCOUNTS RECEIVABLE		3,317.88
		LAND USE Receivable - Bills		
100-00-44401-000-000		ZONING APPLICATION FEES	3,317.88	
		LAND USE - Bills		

ALL Posted From: 4/01/2026 From Account:
Thru: 4/30/2026 Thru Account:

---- Journal Entry ----

Number	Date		Debit	Credit
Total			3,317.88	3,317.88
BILLING 4/20/2026 A/R Bill - FIRE CALL 04/20/2026				
100-00-13100-000-000		ACCOUNTS RECEIVABLE FIRE CALL Receivable - Bills	2,000.00	
100-00-46220-000-000		FIRE PROTECTION FEE'S FIRE CALL - Bills		2,000.00
Total			2,000.00	2,000.00
BILLING 1/21/2026 A/R Bill Reversal - PBLKWRKS 01/21/2026				
100-00-13100-000-000		ACCOUNTS RECEIVABLE PBLKWRKS Receivable - Bills		1,500.00
100-00-46310-000-000		CHARGES FOR SERV -ROADS PBLKWRKS - Bills	1,500.00	
Total			1,500.00	1,500.00
BILLING 4/14/2026 A/R Credit Memo - FIRE CALL - 04/14/2026				
100-00-46220-000-000		FIRE PROTECTION FEE'S FIRE CALL - Adjust.	200.00	
100-00-13100-000-000		ACCOUNTS RECEIVABLE FIRE CALL Receivable - Adjust.		200.00
Total			200.00	200.00
BILLING 4/14/2026 A/R Late Fee - FIRE CALL - 04/14/2026				
100-00-46220-000-000		FIRE PROTECTION FEE'S FIRE CALL Late Fee REV - Late Fees		25.00
100-00-13100-000-000		ACCOUNTS RECEIVABLE FIRE CALL Late Fee RCV - Late Fees	25.00	
Total			25.00	25.00
JE-0044 4/15/2026 TO RECLASS TAX COLLECTION CHARGES				
100-00-51420-331-000		CLERK/TREAS TRAINING & EDUCAT TO RECLASS TAX COLLECTION CHARGES		6,070.00
100-00-51520-000-000		TREASURER'S EXP (OLD GL) TAX COLLECTON CHARGES ST. CROIX CTY	6,070.00	
Total			6,070.00	6,070.00
JE-0045 4/15/2026 TO RECLASS ELECTION WAGES				
100-00-51440-390-000		ELECTIONS OTHER EXPENSE 3/6 PAYROLL RELCLASSIFICATION		1,140.33

ALL Posted From: 4/01/2026 From Account:
Thru: 4/30/2026 Thru Account:

---- Journal Entry ----

Number	Date		Debit	Credit
100-00-51440-110-000		ELECTIONS WAGES	1,140.33	
		3/6 PAYROLL RECLASS		
100-00-51440-390-000		ELECTIONS OTHER EXPENSE		1,690.67
		PAYROLL 4/17 ELECTION WAGE RECLASS		
100-00-51440-110-000		ELECTIONS WAGES	1,690.67	
		TO RECLASS ELECTION WAGES 4/17		
		Total	2,831.00	2,831.00
JE-0046	4/15/2026	TO RECLASS TAXES		
100-00-24310-000-000		DUE TO COUNTY (RE) TAXES		1,198,444.54
		Jan Settlement Due to County		
100-00-12100-000-000		TAXES RECEIVABLE	1,198,444.54	
		Jan Settlement Due to County		
100-00-24611-000-000		DUE TO NORTHWOOD TECH COLLEGE		45,220.88
		Jan Settlement Due to Northwood Tech		
100-00-12100-000-000		TAXES RECEIVABLE	45,220.88	
		Jan Settlement Due to Northwood Tech		
100-00-24610-000-000		DUE TO CHIPPEWA VALLEY TECH		160,498.82
		Jan Settlement Due to Chippewa Valley		
100-00-12100-000-000		TAXES RECEIVABLE	160,498.82	
		Jan Settlement Due to Chippewa Valley		
100-00-24600-000-000		DUE TO RIVER FALL SCHOOL DISTR		1,732,280.78
		Jan Settlement Due to River Falls		
100-00-12100-000-000		TAXES RECEIVABLE	1,732,280.78	
		Jan Settlement Due to River Falls		
100-00-24601-000-000		DUE HUDSON SCHOOL DISTRICT		1,613,399.32
		Jan Settlement Due to Hudson		
100-00-12100-000-000		TAXES RECEIVABLE	1,613,399.32	
		Jan Settlement Due to Hudson		
100-00-24310-000-000		DUE TO COUNTY (RE) TAXES		1,383,297.83
		Feb Settlement Due to County		
100-00-12100-000-000		TAXES RECEIVABLE	1,383,297.83	
		Feb Settlement Due to County		
100-00-24611-000-000		DUE TO NORTHWOOD TECH COLLEGE		52,195.94
		Feb Settlement Due to Northwood Tech		
100-00-12100-000-000		TAXES RECEIVABLE	52,195.94	
		Feb Settlement Due to Northwood Tech		
100-00-24610-000-000		DUE TO CHIPPEWA VALLEY TECH		185,254.86
		Feb Settlement Due to Chippewa Valley		

ALL Posted From: 4/01/2026 From Account:
Thru: 4/30/2026 Thru Account:

---- Journal Entry ----

Number	Date	Debit	Credit
100-00-12100-000-000	TAXES RECEIVABLE Feb Settlement Due to Chippewa Valley	185,254.86	
100-00-24600-000-000	DUE TO RIVER FALL SCHOOL DISTR Feb Settlement Due to River Falls		1,999,475.32
100-00-12100-000-000	TAXES RECEIVABLE Feb Settlement Due to River Falls	1,999,475.32	
100-00-24601-000-000	DUE HUDSON SCHOOL DISTRICT Feb Settlement Due to Hudson		1,862,257.07
100-00-12100-000-000	TAXES RECEIVABLE Feb Settlement Due to Hudson	1,862,257.07	
100-00-41110-000-000	GENERAL PROPERTY TAXES General Property Tax Jan Payout		333,192.60
100-00-12100-000-000	TAXES RECEIVABLE General Property Tax Jan Payout	333,192.60	
100-00-41110-000-000	GENERAL PROPERTY TAXES General Property Tax Feb Payout		384,585.69
100-00-12100-000-000	TAXES RECEIVABLE General Property Tax Feb Payout	384,585.69	
100-00-24310-000-000	DUE TO COUNTY (RE) TAXES MFL Due to County		1,008.01
100-00-12100-000-000	TAXES RECEIVABLE MFL Due to County	1,008.01	
Total		10,951,111.66	10,951,111.66

PAYROLL 4/03/2026 Payroll Fringe Benefits - Social Security

100-00-51410-130-000	ADMIN SOC SEC/MED ADMIN HC RMBRST Fringes	33.48
100-00-51410-130-000	ADMIN SOC SEC/MED ADMINISTRTR Fringes	265.36
100-00-51420-130-000	CLERK/TREAS SOC SEC/MED CLRKTRS Fringes	166.16
100-00-51425-130-000	DEP CLERK SOC SEC/MED DEP CLRKTRS Fringes	68.08
100-00-53630-130-000	SOLID WASTE & RECY SS/MED DISPOSAL Fringes	77.76
100-00-51440-130-000	ELECTIONS SOC SEC/MED OFFICE SUPPORT Fringes	15.62
100-00-55200-130-000	PARKS SOC SEC/MED PARK RANGER Fringes	21.50

ALL Posted From: 4/01/2026 From Account:
Thru: 4/30/2026 Thru Account:

---- Journal Entry ----

Number	Date		Debit	Credit
100-00-53300-130-000		HWY & STREETS SOC SEC/MED PUB WRKS PT Fringes	48.17	
100-00-53300-130-000		HWY & STREETS SOC SEC/MED PUBWRK SPVR Fringes	186.25	
100-00-53300-130-000		HWY & STREETS SOC SEC/MED PUBWRKS FT Fringes	148.80	
100-00-51100-130-000		TOWN BOARD SOC SEC/MED TOWN BOARD Fringes	668.74	
100-00-21511-000-000		SS/MEDICARE TAXES PAYABLE Social Security Fringes		1,699.92
Total			1,699.92	1,699.92

PAYROLL 4/03/2026 Payroll Fringe Benefits - Medicare

100-00-51410-130-000		ADMIN SOC SEC/MED ADMIN HC RMBRST Fringes	7.83	
100-00-51410-130-000		ADMIN SOC SEC/MED ADMINISTRTR Fringes	62.06	
100-00-51420-130-000		CLERK/TREAS SOC SEC/MED CLRKTRS Fringes	38.86	
100-00-51425-130-000		DEP CLERK SOC SEC/MED DEP CLRKTRS Fringes	15.92	
100-00-53630-130-000		SOLID WASTE & RECY SS/MED DISPOSAL Fringes	18.18	
100-00-51430-130-000		OFFICE SUPPORT SOC SEC/MED OFFICE SUPPORT Fringes	3.65	
100-00-55200-130-000		PARKS SOC SEC/MED PARK RANGER Fringes	5.03	
100-00-53300-130-000		HWY & STREETS SOC SEC/MED PUB WRKS PT Fringes	11.27	
100-00-53300-130-000		HWY & STREETS SOC SEC/MED PUBWRK SPVR Fringes	43.56	
100-00-53300-130-000		HWY & STREETS SOC SEC/MED PUBWRKS FT Fringes	34.80	
100-00-51100-130-000		TOWN BOARD SOC SEC/MED TOWN BOARD Fringes	156.40	
100-00-21511-000-000		SS/MEDICARE TAXES PAYABLE Medicare Fringes		397.56
Total			397.56	397.56

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Number	Date		Debit	Credit
PAYROLL	4/03/2026	Payroll Fringe Benefits - Retirement		
100-00-51410-131-000		ADMIN RETIREMENT	38.88	
		ADMIN HC RMBRST Fringes		
100-00-51410-131-000		ADMIN RETIREMENT	308.16	
		ADMINISTRTR Fringes		
100-00-51420-131-000		CLERK/TREAS RETIREMENT	192.96	
		CLRKTRS Fringes		
100-00-53300-131-000		HWY & STREETS RETIREMENT	172.80	
		PUBWRKS FT Fringes		
100-00-21520-000-000		RETIREMENT PAYABLE		712.80
		Retirement Fringes		
		Total	712.80	712.80
PAYROLL	4/17/2026	Payroll Fringe Benefits - Social Security		
100-00-51410-130-000		ADMIN SOC SEC/MED	33.48	
		ADMIN HC RMBRST Fringes		
100-00-51410-130-000		ADMIN SOC SEC/MED	265.36	
		ADMINISTRTR Fringes		
100-00-51420-130-000		CLERK/TREAS SOC SEC/MED	166.16	
		CLRKTRS Fringes		
100-00-51420-130-000		CLERK/TREAS SOC SEC/MED	31.78	
		CLRKTRS HCRMRST Fringes		
100-00-51425-130-000		DEP CLERK SOC SEC/MED	93.04	
		DEP CLRKTRS Fringes		
100-00-53630-130-000		SOLID WASTE & RECY SS/MED	64.20	
		DISPOSAL Fringes		
100-00-51440-130-000		ELECTIONS SOC SEC/MED	81.22	
		ELECTIONS Fringes		
100-00-51440-130-000		ELECTIONS SOC SEC/MED	5.86	
		OFFICE SUPPORT Fringes		
100-00-55200-130-000		PARKS SOC SEC/MED	11.47	
		PARK B CHAIR Fringes		
100-00-55200-130-000		PARKS SOC SEC/MED	30.51	
		PARK RANGER Fringes		
100-00-55200-130-000		PARKS SOC SEC/MED	16.75	
		PARKS Fringes		
100-00-55200-130-000		PARKS SOC SEC/MED	5.95	
		PARKS OTHER Fringes		

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Number	Date		Debit	Credit
100-00-56400-130-000		PLAN COMMISSION SOC SEC/MED PC SECRETARY Fringes	8.60	
100-00-56400-130-000		PLAN COMMISSION SOC SEC/MED PLAN COMMIS Fringes	13.40	
100-00-53300-130-000		HWY & STREETS SOC SEC/MED PUBWRK SPVR Fringes	186.25	
100-00-53300-130-000		HWY & STREETS SOC SEC/MED PUBWRKS FT Fringes	148.80	
100-00-21511-000-000		SS/MEDICARE TAXES PAYABLE Social Security Fringes		1,162.83
		Total	1,162.83	1,162.83

PAYROLL 4/17/2026 Payroll Fringe Benefits - Medicare

100-00-51410-130-000		ADMIN SOC SEC/MED ADMIN HC RMBRST Fringes	7.83	
100-00-51410-130-000		ADMIN SOC SEC/MED ADMINISTRTR Fringes	62.06	
100-00-51420-130-000		CLERK/TREAS SOC SEC/MED CLRKTRS Fringes	38.86	
100-00-51420-130-000		CLERK/TREAS SOC SEC/MED CLRKTRS HCRMRST Fringes	7.43	
100-00-51425-130-000		DEP CLERK SOC SEC/MED DEP CLRKTRS Fringes	21.76	
100-00-53630-130-000		SOLID WASTE & RECY SS/MED DISPOSAL Fringes	15.02	
100-00-51440-130-000		ELECTIONS SOC SEC/MED ELECTIONS Fringes	19.02	
100-00-51430-130-000		OFFICE SUPPORT SOC SEC/MED OFFICE SUPPORT Fringes	1.37	
100-00-55200-130-000		PARKS SOC SEC/MED PARK B CHAIR Fringes	2.68	
100-00-55200-130-000		PARKS SOC SEC/MED PARK RANGER Fringes	7.14	
100-00-55200-130-000		PARKS SOC SEC/MED PARKS Fringes	3.90	
100-00-55200-130-000		PARKS SOC SEC/MED PARKS OTHER Fringes	1.39	
100-00-56400-130-000		PLAN COMMISSION SOC SEC/MED PC SECRETARY Fringes	2.01	

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Number	Date		Debit	Credit
100-00-56400-130-000		PLAN COMMISSION SOC SEC/MED	3.12	
		PLAN COMMIS Fringes		
100-00-53300-130-000		HWY & STREETS SOC SEC/MED	43.56	
		PUBWRK SPVR Fringes		
100-00-53300-130-000		HWY & STREETS SOC SEC/MED	34.80	
		PUBWRKS FT Fringes		
100-00-21511-000-000		SS/MEDICARE TAXES PAYABLE		271.95
		Medicare Fringes		
Total			271.95	271.95
PAYROLL 4/17/2026 Payroll Fringe Benefits - Retirement				
100-00-51410-131-000		ADMIN RETIREMENT	38.88	
		ADMIN HC RMBRST Fringes		
100-00-51410-131-000		ADMIN RETIREMENT	308.16	
		ADMINISTRTR Fringes		
100-00-51420-131-000		CLERK/TREAS RETIREMENT	192.96	
		CLRKTRS Fringes		
100-00-51420-131-000		CLERK/TREAS RETIREMENT	36.91	
		CLRKTRS HCRMRST Fringes		
100-00-53300-131-000		HWY & STREETS RETIREMENT	172.80	
		PUBWRKS FT Fringes		
100-00-21520-000-000		RETIREMENT PAYABLE		749.71
		Retirement Fringes		
Total			749.71	749.71
Grand Total			11,003,724.96	11,003,724.96

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	Debit	Credit
Total for Fund # 100 - GENERAL FUND	11,003,724.96	11,003,724.96
Total for all Funds	11,003,724.96	11,003,724.96

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34332	12/18/2025	GILBY'S ST DEPT	
VOID CHECK			
			Manual Check
100-00-53300-400-000	HWY & STREETS SHOP & BLDGSUPP work order 00006424 11-6-25		-445.75
Total			-445.75
34413	2/19/2026	GILBY'S ST DEPT	
VOID CHECK			
			Manual Check
100-00-53300-400-000	HWY & STREETS SHOP & BLDGSUPP CUT & INSTALL DECAL ON PLOW TRUCK		-106.20
Total			-106.20
34555	5/21/2026	5 STAR RESTROOM RENTALS	
INVOICE 15905			
100-00-53630-340-000	SOLID WASTE & RECY OPERATIONS RECYCLING CENTER		100.00
100-00-55201-340-000	GLOVER PARK OPERATIONS ADA RESTROOM RENTAL FOR GLOVER PARK		187.32
Total			287.32
34556	5/21/2026	ADVANCED ENVIRONMENTAL LLC	
SEPTIC INVOICE 2267			
100-00-52215-600-463	TROY FIRE SUBSTATION SEPTIC INVOICE 2267		3,750.00
Total			3,750.00
34557	5/21/2026	ALCIVIA	
MAR			
100-00-53300-341-000	HWY & STREETS FUEL FOR EQUIPME MAR		2,510.17
100-00-53300-341-000	HWY & STREETS FUEL FOR EQUIPME APRIL FUEL USAGE		1,049.17
100-00-53300-341-000	HWY & STREETS FUEL FOR EQUIPME FINANCE CHARGE		37.65
Total			3,596.99
34558	5/21/2026	ALLEGION ACCESS TECHNOLOGIES LLC	
REPAIR HANDICAP ACCESS INV 90159078			
100-00-51600-000-000	TOWN HALL EXPENSES REPAIR HANDICAP ACCESS INV 90159078		266.00

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Total			266.00
34559	5/21/2026	BOWMAR APPRAISALS, INC.	
INVOICE 2452 2026 ASSESSMENT SERVICES 2Q			
100-00-51530-212-000		ASSESSOR ASSESSOR CONTRACT	6,900.00
INVOICE 2452 2026 ASSESSMENT SERVICES 2Q			
Total			6,900.00
34560	5/21/2026	CARQUEST AUTO PARTS	
BATTERY CHARGER/TERMINAL INV 15514-84162			
100-00-53300-400-000		HWY & STREETS SHOP & BLDGSUPP	248.10
BATTERY CHARGER/TERMINAL INV 15514-84162			
100-00-53300-341-000		HWY & STREETS FUEL FOR EQUIPME	38.56
DIESEL EXHAUST FLUID INV 15514-84847			
Total			286.66
34561	5/21/2026	CEDAR CORPORATION, INC.	
INV 128453			
100-00-56900-500-000		ZONING PRE- APPLICATION	1,485.00
INV 128453			
100-00-56900-501-000		ZONING RESIDENT QUESTIONS	82.50
INVOICE 128453			
100-00-56900-502-000		ZONING VIOLATIONS	742.50
INVOICE 128453			
100-00-56900-505-000		ZONING ADMIN GENERAL ADMIN	2,392.50
INVOICE 128453			
100-00-56900-504-000		ZONING MAP UPDATES	742.50
INVOICE 128453			
100-00-56905-000-000		GENERAL ENGINEERING SERVICES	3,217.50
INVOICE 128452			
100-00-53300-353-003		HWY & STR ST.ANNES PKWY PROJ.	10,220.00
INV 128447			
100-00-23150-000-000		ENGINEER/LEGAL FEE DEP	907.50
INV 128448 2026-03			
100-00-23150-000-000		ENGINEER/LEGAL FEE DEP	577.50
INV 128449 2026-05			
100-00-23150-000-000		ENGINEER/LEGAL FEE DEP	82.50
INV 128450 2026-04			
Total			20,450.00

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34562	5/21/2026	CINTAS	
INV 4267015202			
100-00-53300-340-000		HWY & STREETS OPERATIONS	47.89
INV 4267015202			
100-00-53300-340-000		HWY & STREETS OPERATIONS	43.00
INV 4267783758			
100-00-53300-340-000		HWY & STREETS OPERATIONS	47.89
INV 4267015202			
100-00-53300-340-000		HWY & STREETS OPERATIONS	43.00
INV 4266249361			
100-00-53300-340-000		HWY & STREETS OPERATIONS	43.00
INV 4268519048			
Total			224.78
34562	5/21/2026	CINTAS	
INV 4267015202			
100-00-53300-340-000		HWY & STREETS OPERATIONS	-47.89
INV 4267015202			
100-00-53300-340-000		HWY & STREETS OPERATIONS	-43.00
INV 4267783758			
100-00-53300-340-000		HWY & STREETS OPERATIONS	-47.89
INV 4267015202			
100-00-53300-340-000		HWY & STREETS OPERATIONS	-43.00
INV 4266249361			
100-00-53300-340-000		HWY & STREETS OPERATIONS	-43.00
INV 4268519048			
Total			-224.78
34563	5/21/2026	CLIFTONLARSONALLEN LLP	
AUDIT FOR 2025 INV L261211058			
100-00-51420-390-000		CLERK/TREAS OTHER EXPENSE	6,200.00
AUDIT FOR 2025 INV L261211058			
Total			6,200.00
34564	5/21/2026	Column Software PBC	
BIDS 4 DISPOSAL CENTER /BRD OF REV NOTIC			
100-00-53630-340-000		SOLID WASTE & RECY OPERATIONS	339.30
BIDS 4 DISPOSAL CENTER /BRD OF REV NOTIC			

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100-00-51400-390-000		GENERAL ADMINISTRATIVE	181.69
		PUBLIC NOTICE UG6ARUIA-0005	
100-00-51400-390-000		GENERAL ADMINISTRATIVE	157.61
		PUBLIC NOTICE UG6ARUIA-0006	
100-00-44110-000-000		LIQUOR & MALT BEVERAGE LICENSE	34.61
		Settlement Hill 2025-2026	
		Total	713.21

34564 5/21/2026 Column Software PBC
BIDS 4 DISPOSAL CENTER /BRD OF REV NOTIC

Manual Check

100-00-53630-340-000		SOLID WASTE & RECY OPERATIONS	-339.30
		BIDS 4 DISPOSAL CENTER /BRD OF REV NOTIC	
100-00-51400-390-000		GENERAL ADMINISTRATIVE	-181.69
		PUBLIC NOTICE UG6ARUIA-0005	
100-00-51400-390-000		GENERAL ADMINISTRATIVE	-157.61
		PUBLIC NOTICE UG6ARUIA-0006	
100-00-44110-000-000		LIQUOR & MALT BEVERAGE LICENSE	-34.61
		Settlement Hill 2025-2026	
		Total	-713.21

34565 5/21/2026 COMPANION ANIMAL CONTROL
750 MT CURVE CHASE - OWNER FND

100-00-54110-000-000		ANIMAL CONTROL	114.50
		750 MT CURVE CHASE - OWNER FND	
100-00-54110-000-000		ANIMAL CONTROL	70.00
		APRIL Monthly Retainer	
		Total	184.50

34566 5/21/2026 E O JOHNSON
INVOICE 1953771

100-00-51400-390-000		GENERAL ADMINISTRATIVE	76.00
		INVOICE 1953771	
		Total	76.00

34567 5/21/2026 GILBY'S ST DEPT
CUT & INSTALL DECAL ON PLOW TRUCK

100-00-53300-400-000		HWY & STREETS SHOP & BLDGSUPP	106.20
		CUT & INSTALL DECAL ON PLOW TRUCK	
100-00-53300-400-000		HWY & STREETS SHOP & BLDGSUPP	445.75
		WORK ORDER 6424 11-6025	

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Check Nbr	Check Date	Payee	Amount
Total			551.95
34568	5/21/2026	INNOVATIVE OFFICE SUPPLIES INV CIN132427/IN5089825 CREDIT OF 26.37	
100-00-51400-390-000		GENERAL ADMINISTRATIVE INV CIN132427/IN5089825 CREDIT OF 26.37	1,247.27
Total			1,247.27
34569	5/21/2026	JOHN FABICK TRACTOR COMPANY INVOICE PIEC0242049	
100-00-53300-400-000		HWY & STREETS SHOP & BLDGSUPP INVOICE PIEC0242049	1.43
100-00-53300-400-000		HWY & STREETS SHOP & BLDGSUPP INV PIEC0242050	161.49
100-00-53300-400-000		HWY & STREETS SHOP & BLDGSUPP INV PIEC0243217	162.92
Total			325.84
34569	5/21/2026	JOHN FABICK TRACTOR COMPANY INVOICE PIEC0242049	
Manual Check			
100-00-53300-400-000		HWY & STREETS SHOP & BLDGSUPP INVOICE PIEC0242049	-1.43
100-00-53300-400-000		HWY & STREETS SHOP & BLDGSUPP INV PIEC0242050	-161.49
100-00-53300-400-000		HWY & STREETS SHOP & BLDGSUPP INV PIEC0243217	-162.92
Total			-325.84
34570	5/21/2026	OSO CLEAN CLEANING SERVICES INVOICE 23183	
100-00-51600-000-000		TOWN HALL EXPENSES CLEANING SERVICES INVOICE 23183	195.00
Total			195.00
34571	5/21/2026	RIVER FALLS ACE HARDWARE INV 329782	
100-00-53300-400-000		HWY & STREETS SHOP & BLDGSUPP INV 329782	9.95
100-00-53300-400-000		HWY & STREETS SHOP & BLDGSUPP INV 330045	28.99

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100-00-53300-400-000 INV 329827		HWY & STREETS SHOP & BLDGSUPP	16.30
100-00-53300-400-000 INV 329798		HWY & STREETS SHOP & BLDGSUPP	17.81
		Total	73.05
34572	5/21/2026	RIVER FALLS RURAL FIRE ASSOCIATION INCIDENT 2600046	
100-00-52200-000-000 INCIDENT 2600046		RIVER FALLS FIRE PROTECTION 1289	1,200.00
100-00-52200-000-000 INCIDENT 2600066		RIVER FALLS FIRE PROTECTION 1290	800.00
100-00-52200-000-000 incident 2600073		RIVER FALLS FIRE PROTECTION 1293	800.00
		Total	2,800.00
34573	5/21/2026	ROCK OIL REFINING, INC. INV# 352041 USED ANTIFREEZE	
100-00-53630-340-000 INV# 352041 USED ANTIFREEZE		SOLID WASTE & RECY OPERATIONS	131.25
		Total	131.25
34574	5/21/2026	RURAL MUTUAL INSURANCE COMPANY PREMIUM	
100-00-51930-510-000 PREMIUM		INSURANCE PROPERTY/LIABIITY 540160158	2,558.00
		Total	2,558.00
34575	5/21/2026	SHORT ELLIOTT HENDRICKSON, INC. INVOICE 507797 ARCHITECTURAL	
100-00-57220-820-000 INVOICE 507797 ARCHITECTURAL		CAPOUT FIRE PROT CAP IMPROV	2,781.00
100-00-57220-820-000 INVOICE 507797 CIVIL		CAPOUT FIRE PROT CAP IMPROV	2,880.00
100-00-57220-820-000 INV 507797 REIMBURSABLES		CAPOUT FIRE PROT CAP IMPROV	1,073.63
		Total	6,734.63
34576	5/21/2026	ST. CROIX COUNTY HIGHWAY DEPT INV 8442	

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100-00-53300-351-000 INV 8442		HWY & STREETS ROAD MAINTENANCE	6,747.73
100-00-53300-351-000 INVOICE 8476		HWY & STREETS ROAD MAINTENANCE	1,306.20
100-00-53300-351-000 INVOICE 8525		HWY & STREETS ROAD MAINTENANCE	2,367.93
		Total	10,421.86
34577	5/21/2026	ST.CROIX COUNTY CLERK INVOICE CLRDOGS	
100-00-51420-390-000 INVOICE1352090		CLERK/TREAS OTHER EXPENSE CLRDOGS	378.25
		Total	378.25
34578	5/21/2026	ST.CROIX COUNTY SHERIFF'S DEPARTMENT APRIL INV	
100-00-52100-000-000 APRIL INV		LAW ENFORCEMENT	2,208.00
		Total	2,208.00
34579	5/21/2026	SUNNYLINK SYSTEMS INVOICE 63530	
100-00-51400-390-000 INVOICE 63530		GENERAL ADMINISTRATIVE	122.98
100-00-51400-390-000 INVOICE 63510		GENERAL ADMINISTRATIVE	189.03
100-00-51400-390-000 INV 63587		GENERAL ADMINISTRATIVE	35.00
		Total	347.01
34580	5/21/2026	TONY FEUERHELM INSPECTION AGENCY APRIL	
100-00-52400-000-000 APRIL		BUILDING INSPECTOR	5,974.20
		Total	5,974.20
34581	5/21/2026	WASTE MANAGEMENT INVOICE 6262931-1860-2	
100-00-53630-000-000 INVOICE 6262931-1860-2		SOLID WASTE DISPOSAL	14,515.85

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Total			14,515.85
34582	5/21/2026	ST. CROIX COUNTY REGISTER OF DEEDS TRANSACTION 5340734 REC FEE	
100-00-52215-600-463		TROY FIRE SUBSTATION TRANSACTION 5340734 REC FEE	30.00
Total			30.00
34583	5/21/2026	WILLIAMSON & SILER, S.C. BOUNDARY AGREEMENT MTG	
100-00-51300-000-000		MUNICIPAL ATTORNEY BOUNDARY AGREEMENT MTG	105.00
100-00-51300-000-000		MUNICIPAL ATTORNEY DOA MTG BOUNDARY AGREEMENT	210.00
100-00-51300-000-000		MUNICIPAL ATTORNEY STAFF MTG	195.00
100-00-51300-000-000		MUNICIPAL ATTORNEY REVIEW REVISE AFFIDAVIT OF MAILING	45.00
100-00-23150-000-000		ENGINEER/LEGAL FEE DEP REVISE STORMWATER AGRE GLEN OAKS 2026-03	105.00
100-00-51300-000-000		MUNICIPAL ATTORNEY DRAFT ORDINANCE 109 PARKS	195.00
100-00-51300-000-000		MUNICIPAL ATTORNEY EMAIL PARKS ORD TO DAVID	15.00
100-00-51300-000-000		MUNICIPAL ATTORNEY BOUNDARY AGREEMENT MTG	195.00
100-00-23150-000-000		ENGINEER/LEGAL FEE DEP REVISE CONSERV EASMNT MORROW 2025-08	60.00
100-00-51300-000-000		MUNICIPAL ATTORNEY BOUNDARY AGREEMENT MTG	180.00
100-00-23150-000-000		ENGINEER/LEGAL FEE DEP TEL CONF CONSER EASE BENNETT 2026-04	30.00
100-00-51300-000-000		MUNICIPAL ATTORNEY DEV. RIGHTS BOUNDARY AGREEMENT	225.00
100-00-51300-000-000		MUNICIPAL ATTORNEY BOUNDARY AGREEMENT MTG	315.00
100-00-51300-000-000		MUNICIPAL ATTORNEY BOUNDARY AGREEMENT MTG	285.00

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100-00-51300-000-000		MUNICIPAL ATTORNEY	75.00
		BOUNDARY AGREEMENT MTG	
100-00-51300-000-000		MUNICIPAL ATTORNEY	60.00
		LIQUOR LICENSE LAW MTG	
100-00-51300-000-000		MUNICIPAL ATTORNEY	180.00
		BOUNDARY AGREEMENT MTG	
100-00-51300-000-000		MUNICIPAL ATTORNEY	75.00
		REV / REV 5 CALL PAYMNT PLAN	
100-00-51300-000-000		MUNICIPAL ATTORNEY	120.00
		BOUNDARY AGREEMENT DOA MTG	
100-00-51300-000-000		MUNICIPAL ATTORNEY	75.00
		BOUNDARY AGREEMENT MTG	
100-00-51300-000-000		MUNICIPAL ATTORNEY	75.00
		RFP FOR LAWN CARE	
100-00-57220-820-000		CAPOUT FIRE PROT CAP IMPROV	195.00
		REVIEW CON DOC FIRE SUBSTATION	
100-00-51300-000-000		MUNICIPAL ATTORNEY	150.00
		ADMIN MTG VIA TEAMS	
Total			3,165.00

34584 5/21/2026 CINTAS
INV 4267015202

100-00-53300-340-000		HWY & STREETS OPERATIONS	47.89
		INV 4267015202	
100-00-53300-340-000		HWY & STREETS OPERATIONS	43.00
		INV 4267783758	
100-00-53300-340-000		HWY & STREETS OPERATIONS	43.00
		INV 4266249361	
100-00-53300-340-000		HWY & STREETS OPERATIONS	43.00
		INV 4268519048	
100-00-53300-340-000		HWY & STREETS OPERATIONS	43.00
		INV 4269257002	
Total			219.89

34585 5/21/2026 Column Software PBC
PUBLIC NOTICE UG6ARUIA-0005

100-00-51400-390-000		GENERAL ADMINISTRATIVE	181.69
		PUBLIC NOTICE UG6ARUIA-0005	

5/14/2026 10:14 AM

Reprint Check Register - Full Report - ALL

Page: 10
ACCT

GENERAL CHECKING

ALL Checks

Posted From: 5/21/2026 From Account:
Thru: 5/21/2026 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-51400-390-000		GENERAL ADMINISTRATIVE	157.61
		PUBLIC NOTICE UG6ARUIA-0006	
100-00-44110-000-000		LIQUOR & MALT BEVERAGE LICENSE	34.61
		Settlement Hill 2025-2026	
		Total	373.91
34586	5/21/2026	JOHN FABICK TRACTOR COMPANY	
		INV SIEC0044729 INV DATE 5-11-26	
100-00-53300-400-000		HWY & STREETS SHOP & BLDGSUPP	465.24
		INV SIEC0044729 INV DATE 5-11-26	
		Total	465.24
		Grand Total	93,835.88

5/14/2026 10:14 AM

Reprint Check Register - Full Report - ALL

Page: 11
ACCT

GENERAL CHECKING

ALL Checks

Posted From: 5/21/2026 From Account:
Thru: 5/21/2026 Thru Account:

Amount

Total Expenditure from Fund # 100 - GENERAL FUND

93,835.88

Total Expenditure from all Funds

93,835.88

5/12/2026 11:55 AM

Payroll Post Control Report
Check Date: 05/15/2026
Post Date: 05/15/2026

Page: 1
PAYRL

Pay Periods: 4/26/2026 Thru: 5/09/2026

Total Checks: 26

Earnings:

Regular Pay	16,365.24	500.00	Hours
HLTHCR RMBRSMT	512.60		
MILEAGE	761.09		
PHONE REIMB	75.00		

	17,713.93		

Withholdings:

Federal	1,358.72
Social Security	1,046.45
Medicare	244.71
Wisconsin	425.15
Minnesota	243.53
WRS	710.83

	4,029.39

NET PAY 13,684.54

Flexible Time Off:

	<u>Used</u>	<u>Earned</u>
COMP	5.75	23.25
PTO	12.00	0.00
	-----	-----
	17.75	23.25

Fringes - (Benefits Paid by Employer):

Social Security	1,046.45
Medicare	244.71
Retirement	710.83

	2,001.99

4/28/2026 11:53 AM

Payroll Post Control Report
Check Date: 05/01/2026
Post Date: 05/01/2026

Page: 1
PAYRL

Pay Periods: 4/12/2026 Thru: 4/25/2026

Total Checks: 11

Earnings:

Regular Pay	14,364.36	419.25	Hours
IRA	200.00		
MILEAGE	175.45		

	14,739.81		

Withholdings:

Federal	1,281.03
Social Security	902.98
Medicare	211.18
Wisconsin	406.70
Minnesota	245.11
WRS	673.92
WRS FIX	-49.25

	3,671.67

NET PAY 11,068.14

Flexible Time Off:	<u>Used</u>	<u>Earned</u>
COMP	0.00	13.13
PTO	12.00	0.00
	-----	-----
	12.00	13.13

Fringes - (Benefits Paid by Employer):

Social Security	902.98
Medicare	211.18
Retirement	673.92

	1,788.08

4/14/2026 1:13 PM

Payroll Post Control Report
Check Date: 04/17/2026
Post Date: 04/17/2026

Page: 1
PAYRL

Pay Periods: 3/29/2025 Thru: 4/11/2026

Total Checks: 46

Earnings:

Regular Pay	17,883.09	618.65	Hours
HLTHCR RMBSMT	1,052.60		
IRA	200.00		
MILEAGE	367.00		
PHONE REIMB	75.00		

	19,577.69		

Withholdings:

Federal	1,501.01
Social Security	1,162.83
Medicare	271.95
Wisconsin	455.71
Minnesota	277.60
WRS	749.71

	4,418.81

NET PAY 15,158.88

Flexible Time Off:	<u>Used</u>	<u>Earned</u>
COMP	23.25	0.00
PTO	10.50	0.00
	-----	-----
	33.75	0.00

Fringes - (Benefits Paid by Employer):

Social Security	1,162.83
Medicare	271.95
Retirement	749.71

	2,184.49

From Mike & Evonne Ganz
Settlement Hill Farm
565 County Road U
Hudson, WI 54016

To: Troy Town board

Regarding: Request to make change to Township Ordinance Chapter 74

To Whom It May Concern,

First: In addition to renewing the Conditional Use Permit (CUP) for our wedding and event barn, we would like to request that the Town Board consider amending Town Ordinance Chapter 74 to allow wedding venues to serve liquor. We believe the inability to serve liquor significantly impacts our bookings, as many potential clients seek this service.

If this amendment is granted, we intend to implement specific restrictions, such as allowing only mixed drinks and prohibiting shots or straight liquor served "on the rocks." We are also fully committed to complying with any additional guidelines required by the township.

Second: During a recent Planning Commission meeting, it was noted that the local winery is zoned similarly to our property as Ag-Tourism. If this is accurate, we would like to clarify if they are permitted to sell alcohol by the glass, if so, we ask that you allow our venue the same option. Please note that we are not interested in offering off-sale liquor.; our goal is strictly to offer service by the glass to remain competitive with other venues in the area.

Thank you for your time and consideration.

Best regards,

Michael & Evonne Ganz

May 7, 2026

Mayor Rich O'Connor and Members of the Common Council, City of Hudson
Town Chair Robert Fowler and Members of the Town Board, Town of Hudson
Town Chair Doug Rowen and Members of the Town Board, Town of Troy
Town Chair Theresa Johnson and Members of the Town Board, Town of St. Joseph
Village President Stan Wekkin and Members of the Board of Trustees, Village of North Hudson

Dear Hudson Area Leaders:

The Hudson Area Chamber of Commerce & Tourism Bureau is eager to strengthen our collaboration with each of you to foster sustainable growth in our shared community. We believe collaboration on business development, updated zoning policies, affordable housing, and public-private partnerships will create new opportunities for residents and employers alike.

In particular, feedback from members highlighted affordable housing as the top priority for 2026, particularly options suited to young families and the workforce needed to support local businesses. While we recognize that many in the surrounding areas wish to moderate the pace of change, we are convinced that smart, planned growth will deliver long-term benefits: a more robust workforce, stabilized or lower taxes through an expanded tax base, and greater economic opportunities for all.

We look forward to your participation in our "Local Leaders" program in May and hope to explore these ideas further, identifying specific ways the Chamber can support the area's efforts. We welcome any ideas you have and are willing to put all our effort and resources toward finding solutions with you.

Sincerely,



Hudson Area Chamber of Commerce & Tourism Bureau

Jacob Skramstad (Board Chair), Mary Claire Olson Potter (President), Chris Kost (Chair of Community Affairs), and our Board of Directors: Deb Pittman, Peter Goodwin, Maria Machtemes, Val Aune, Amy Hamlin, Pam Klingfus, Bill Krueger, Liz Pizzi, David Ritter, Kevin Urbik, Jennifer Vieth, and Blake Willman

May 18, 2026

To the Troy Town Board and Town Leadership,

My wife and I would like to express our strong support for the Town of Troy's long-term vision and the important initiatives currently underway for the future of our community.

Having lived in the Town of Troy for nearly 14 years, we have had the opportunity to not only enjoy this community as residents, but also to work alongside the Town on several residential projects over the years. Through that process, and through attending many planning commission meetings, town meetings, and community discussions, we have gained a deep appreciation for the thoughtful leadership, professionalism, and forward-thinking approach demonstrated by the current Town Board and staff.

We especially want to voice our full support for the joint border plan with the City of Hudson. Cooperative planning between neighboring municipalities is critical to preserving the character of our community while also responsibly preparing for future growth. The willingness to work collaboratively and proactively on long-range planning reflects strong leadership and a commitment to stability for residents, property owners, and future generations.

We also strongly support the proposed fire station partnership with Hudson. Public safety is one of the most important responsibilities of local government, and pursuing a cooperative solution that improves emergency response capabilities while maximizing efficiency and resources is both practical and visionary. Investments in fire protection and emergency services are investments in the safety and well-being of every resident in the Town.

In addition, we support the Town Hall expansion initiative. As Troy continues to evolve, it is important that community infrastructure keeps pace with the needs of residents, staff, public meetings, and local services. Planning ahead rather than reacting later demonstrates responsible stewardship and thoughtful governance.

Too often, communities struggle because difficult decisions are postponed or because leaders focus only on immediate concerns. The Town of Troy leadership deserves recognition for taking a broader and more strategic view of the future. The willingness to plan thoughtfully today will benefit the community for many years to come.

Thank you to the Town Board, Planning Commission, staff, and everyone involved in these efforts for your dedication, leadership, and commitment to the Town of Troy.

Sincerely,



Steve and Linda McFarland
481 Forest Rise